



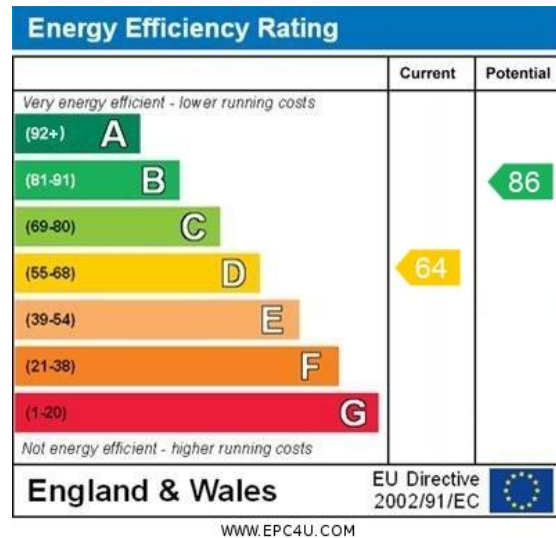
**Lucy Boardman** (Formerly Lloyds Bank) -

**Ross Mortgage Services** have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Tenure**  
Freehold

**Council Tax Band**  
B

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**Steel Street | Ulverston | LA12 9DY**

**Asking Price £174,950**

- Semi Detached Family Home
- Sought After Location In Ulverston
- Ready To Move Into
- Hall, Spacious Lounge
- Open Kitchen/ Dining Room
- 3 Bedrooms, Family Bathroom
- Central Heating, Double Glazing
- Off Road Parking, Detached Garage
- Easy Maintenance Gardens
- Council Tax Band B, Freehold





## Property Description

We are pleased to bring to the market this semi detached family home in a popular residential area in the market town of Ulverston, close to local amenities, schools, transport links and local tourist areas. The property offers excellent living accommodation and comprises of entrance hallway, giving access to a spacious lounge, doors leading to an open kitchen, dining area, 3 bedrooms and a bathroom. The property benefits from central heating, double glazing, off road parking giving access to the detached garage, easy maintenance paved front garden area with the rear garden having a decked area and artificial grass. Viewings are recommended to appreciate the size on offer and it's also being sold with vacant possession.

### SERVICES

Gas, water, electric, telephone and drainage.

### FRONTAGE

Off road parking giving access to the garage.

### VESTIBULE

Double glazed door to entrance hall

### ENTRANCE HALL

Laminate flooring, double glazed window, radiator and door to-

### LOUNGE

**13' 1" x 14' 1" (3.99m x 4.31m)**

Double glazed window, laminate flooring, radiator, tv point, stairs to first floor, under stairs storage and feature fire place with fire.

### DINING ROOM

**8' 2" x 8' 3" (2.51m x 2.53m)**

Double glazed window, laminate flooring, radiator and open to-

### KITCHEN

**8' 7" x 8' 10" (2.63m x 2.71m)**

Double glazed door to rear, double glazed window, fitted white wall and base storage units with worktops to compliment, inset black sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, integrated fridge/freezer, tiled splash and laminate flooring.

### LANDING

Double glazed frosted window, spindle staircase with balustrade, access to loft and doors to-

### BEDROOM 1

**8' 3" x 13' 5" (2.54m x 4.10m)**

Double glazed window, laminate flooring and a radiator.

### BEDROOM 2

**8' 4" x 8' 1" (2.56m x 2.47m)**

Double glazed window, laminate flooring and a radiator.

### BEDROOM 3

**8' 5" x 8' 7" (2.58m x 2.62m)**

Double glazed window, laminate flooring and a radiator.

### BATHROOM

**8' 10" x 13' 6" (2.70m x 4.12m)**

Double glazed frosted window, 3 piece suite with low level WC with hand wash basin/vanity unit with mixer taps, radiator, panel enclosed bath with mixer taps and shower over, storage cupboard, tiled walls and paneled ceiling with spotlights.

### GARAGE

**8' 10" x 15' 5" (2.70m x 4.72m)**

Up and over door, double glazed window, double glazed door to garden with power and light

### GARDEN

Paved seating area, artificial grass with seating areas, side access, access to garage and water tap.

### VIEWINGS

By appointment

### AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

