



**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.



**Tenure**  
Freehold

**Council Tax Band**  
B

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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.



**Rydal Road | Ulverston | LA12 9DA**

**Asking Price £220,000**

- End-Terrace Family Home
- Popular Location In Ulverston
- Hallway, Spacious Lounge
- Dining Room
- Kitchen, Utility Room
- 3 Bedrooms
- Bathroom
- Central Heating, Double Glazing
- Gardens To Front/Rear
- Council Tax Band B





## Property Description

We are pleased to bring to the market this end-terrace family home in the popular residential area in Ulverston. Close to local amenities, transport links and local schools. The property offers excellent living accommodation comprising of entrance hallway, spacious lounge open to dining room, kitchen and utility room, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing and gardens to front and rear. Viewing is highly recommended.

### SERVICES

Gas, water, telephone, electric, drainage

### FRONTAGE

Access gate to easy maintenance front garden with lawned area, double glazed door

### ENTRANCE HALLWAY

Double glazed window, stairs to first floor, under stairs storage and doors to

### LOUNGE

11' 2" x 13' 10" (3.42m x 4.24m)

Double glazed window, a radiator and open to

### DINING ROOM

11' 4" x 11' 1" (3.47m x 3.39m)

Double glazed patio doors to rear, fitted multi fuel wood burner fire, a radiator and doors to

### KITCHEN

Double glazed window, fitted base units with stainless steel sink unit with mixer taps, cooker points, tiled splash, tiled floor and door to

### UTILITY ROOM

12' 1" x 8' 0" (3.69m x 2.44m)

Double glazed windows, double glazed door to rear, plumb for washer and radiator

### LANDING

Double glazed window, storage cupboard and doors to

### BEDROOM 1

12' 4" x 10' 2" (3.77m x 3.11m)

Double glazed window, built in storage cupboard and a radiator

### BEDROOM 2

11' 4" x 11' 6" (3.47m x 3.53m)

Double glazed windows, built in storage cupboard, access to loft and a radiator

### BEDROOM 3

7' 6" x 9' 3" (2.29m x 2.83m)

Double glazed window, over stairs storage

### BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps, shower over and a tiled splash

### LOFT

Boarded loft

### GARDEN

Rear enclosed garden with lawned area, plants, boarders, shrubs, paved areas, rear access gate and a storage shed

### VIEWINGS

Key accompanied,

Draft particular subject to client approval

