



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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
D

Contact Details
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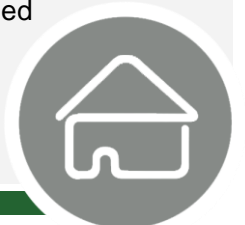
www.rossstateagencies.com
sales@rossstateagencies.co.uk
01229 825636



Central Drive | Ulverston | LA12 9JN

Asking Price £350,000

- True Detached Bungalow
- Sought After Location In Ulverston
- Well Presented Throughout
- Lounge, Dining Room, Kitchen/Diner
- 2 Double Bedrooms, Shower Room, Boarded Loft Room
- CH, DG, Off Road Parking, Garage
- Easy Maintenance Front/Rear Gardens
- Viewing Highly Recommended
- Vacant Possession
- Council Tax Band D



ROSS Estate Agencies

Registered Office
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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are pleased to bring to the market this true detached extended bungalow in the popular location in the market town of Ulverston, close to local amenities, transport links, coastal routes and beaches. The property comprises of entrance hallway leading to a spacious lounge, dining room open to galley style kitchen/diner, utility room, 2 double bedrooms, shower room and boarded loft room with power and light. The property benefits from central heating, double glazing, off road parking leading to the garage and easy maintenance front/rear gardens with greenhouse/storage shed. Viewing is highly recommended to appreciate the size and standard on offer and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double gates to off road parking giving access to the garage and gardens, front easy maintenance garden with paved area plants/shrubs and access gate to rear double glazed doors

PORCH

Tiled flooring and door to hall

HALLWAY

Frosted window, access to the loft, radiator, storage cupboard and doors to lounge

LOUNGE

14' 10" x 10' 4" (4.54m x 3.16m)

Double glazed windows and feature fire surround with fire

DINING ROOM

12' 0" x 8' 10" (3.66m x 2.71m)

Double glazed window, feature storage cupboard (boiler), glass display cabinet with shelving/wine rack, dado rail and open archway to kitchen/diner

KITCHEN/DINER

18' 8" x 6' 3" (5.70m x 1.92m)

Double glazed windows, fitted white wall and base storage units with worktops to compliment, inset 1 and a half bowl sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, integrated fridge, glass display cabinets, paneled ceiling and double glazed door to side area

UTILITY ROOM

Double glazed door to rear garden, double glazed frosted window, base unit with sink and taps, tiled flooring, plumbing for washer and borrowed feature glass window

BEDROOM 1

12' 1" x 10' 8" (3.70m x 3.27m)

Double glazed window and 1 radiator

BEDROOM 2

11' 11" x 12' 0" (3.65m x 3.67m)

Double glazed window, feature sink unit with taps and tiled splash

LOFT ROOM

Boarded loft room with power and light

SHOWER ROOM

Double glazed frosted window, recently fitted wet room style bathroom with low level w.c, floating hand wash basin, wall mounted double shower, paneled walls and paneled ceiling with spotlights

GARDEN

Rear enclosed garden with raised flower beds, greenhouse, storage shed, raised paved seating area, water tap and side access gate

VIEWINGS

Key accompanied

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.

Anti-Money Laundering checks cost - £30.00 Inc VAT
 ** This is non refundable once the AML check has been carried out **

