



BEDROOM 1

15' 8" x 15' 11" (4.79m x 4.86m)

Double glazed window with pleasant views, double glazed Juliet style balcony, storage in eaves, a radiator and door to ensuite

ENSUITE

Double glazed frosted window, 3 piece suite with low level W.C, hand wash basin with vanity/drawer unit, walk in shower cubicle with double headed shower, electric radiator, tiled walls and flooring

BEDROOM 2

11' 3" x 15' 6" (3.43m x 4.73m)

Double glazed window with pleasant views, storage in eaves and a radiator

STUDY/BEDROOM 4

8' 11" x 6' 9" (2.73m x 2.07m)

Double glazed Velux window and storage in eaves

BATHROOM

Double glazed frosted window, 3 piece suite with low level W.C, pedestal hand wash basin with mixer taps, shaped paneled bath with central mixer taps and shower over, tiled splash, tiled flooring and a radiator

GARAGE

10' 2" x 19' 9" (3.10m x 6.04m)

Electric up and over door, power/light, double glazed frosted window and double glazed door to rear garden

REAR GARDEN

Enclosed rear garden area with paved seating area, circled paved seating area, side garden with wooden archway to decked seating area

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.

PRIVATE ENCLOSED GARDEN

Private enclosed garden area with hot tub, decked seating area, summer house with power, outside electrics and water tap

VIEWING

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**

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

F

Contact Details

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Residential Sales Residential Lettings Commercial Sales & Lettings



Goadsbarrow | Ulverston | LA12 0RE

Asking Price £525,000

- Stunning Detached Family Home
- Beautiful Location, Countryside/Beach
- Excellent Family Living Accommodation
- Hall, Spacious Lounge, Dining Room
- Family Size Kitchen With Central Island
- Utility Room, Cloaks, 3 Bathrooms (1 Ensuite)
- 4 Bedrooms With Master Having EnSuite
- Gardens To Front/Side/Rear, Hot Tub
- Off Road Parking For Several Cars
- Council Tax Band F





Property Description

Holmeview, Goadsbarrow is a stunning detached family home in the small Hamlet just off the Coast Road between Ulverston and Barrow, ideal for beach lovers or countryside as both are on your doorstep, with stunning views from all windows. The property offers excellent family living accommodation comprising of entrance hallway giving access to spacious lounge, dining room, conservatory, stunning kitchen with central island, utility room, cloaks/W.C, ground floor bedroom and a bathroom. There is a spindle balustrade to the first floor giving access to the master bedroom with lovely views from the Juliet balcony, ensuite, 2 further bedrooms with a family bathroom. The property comprises of double glazing, electric central heating with an Aquafficient instant hot water heater, off road parking for several cars, detached garage, easy maintenance front, side, rear gardens with a secret garden with a hot tub, summer house, plenty of seating areas and lovely countryside views to the front and rear. The property also benefits from solar panels. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Water, electric (Aquafficient instant hot water heater), telephone, drainage

FRONTAGE

Off road parking for several cars, easy maintenance front garden with lawned area, paved seating areas, double glazed door with double glazed frosted side windows.

ENTRANCE HALL

Spindle staircase to first floor, tiled flooring, a radiator and doors to –

LOUNGE

12' 3" x 14' 4" (3.74m x 4.38m)

Double glazed patio doors to rear garden with pleasant countryside views, feature fire surround with fire, laminate flooring and coved ceiling

DINING ROOM

12' 5" x 11' 5" (3.81m x 3.50m)

Double glazed window, laminate flooring, coved ceiling and double glazed doors to –

CONSERVATORY

7' 11" x 9' 9" (2.43m x 2.98m)

Double glazed conservatory with double doors leading to the rear garden, laminate flooring and an electric wall radiator

KITCHEN

20' 3" x 12' 4" (6.19m x 3.77m)

Double glazed windows, fitted cream wall and base storage units with worktops to compliment, inset black one and a half bowl sink unit with mixer taps, 2 integrated fridges, freezer, plumbing for dishwasher, free range leisure cooker range with 5/6 rings, double ovens, wine rack, large central island with seating area with storage on the ends, tiled splash, tiled flooring, spotlight ceiling, radiator and door to –

UTILITY ROOM

8' 10" x 5' 4" (2.70m x 1.64m)

Double glazed window, double glazed door, plumbing for washer, tiled flooring and spotlight ceiling

CLOAKS/W.C

Double glazed frosted window, low level W.C, hand wash basin with mixer taps and tiled flooring

GROUND FLOOR BATHROOM

Double glazed frosted window, 3 piece suite with low level W.C, pedestal hand wash basin with mixer taps, walk in shower cubicle with shower, tiled walls, tiled flooring and a radiator

REAR HALL

Rear hall area with double doors storage, laminate flooring and doors to –

GROUND FLOOR BEDROOM 3

11' 4" x 11' 2" (3.46m x 3.41m)

Double glazed window with views and a radiator

LANDING

Double glazed window with pleasant countryside views, double glazed Velux window, spindle balustrade and doors to –

