

## 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.

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

**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.

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.

## 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

E

### Contact Details

Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

[www.rossestateagencies.com](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

01229 825636



Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)  
[rentals@rossestateagencies.co.uk](mailto:rentals@rossestateagencies.co.uk)  
[www.rossestateagencies.com](http://www.rossestateagencies.com)

Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

Residential Sales Residential Lettings Commercial Sales & Lettings



# ROSS

## Estate Agencies



## Gleaston | Ulverston | LA12 0QD

Asking Price £400,000

- Detached Family Home
- Village Location In Gleaston
- Hallway, Ground Floor Cloaks/WC
- Spacious L Shaped Lounge, Dining Room
- Fitted Kitchen, Conservatory
- 3 Double Bedrooms, Family Bathroom
- Calor CH, DG, Off Road Parking
- Double Garage, Extensive Rear Garden
- Viewing Highly Recommended
- Council Tax Band E







## Property Description

We are delighted to bring to the market this pleasant detached family home in the popular village of Gleaston close to Ulverston, Barrow and coastal beaches. Internally the property comprises of entrance hallway giving access to ground floor cloaks/wc, fitted kitchen, spacious L-shaped lounge with study area and feature fireplace with multi fuel fire, dining room, 3 double bedrooms and a 4 piece suite family bathroom with a roll top bath. The property benefits from some lovely features throughout including beamed ceilings and shaped windows. It also has Calor gas heating, some double glazing, easy maintenance front garden with a covered utility area, rear conservatory leading to the extensive garden with lawned area, plants, shrubs, pond, paved seating areas and rear access gate. The property would suit a variety of buyers and viewings are highly recommended to appreciate the size and standard on offer.

### SERVICES

Calor Gas (tank rear garden), Water, Electric, Telephone and Drainage

### FRONTAGE

Off road parking with parking bay, access to garage, easy maintenance front garden with shale area, plants, shrubs, storage area, outside electrics and double glazed door to entrance hall

### ENTRANCE HALL

Double glazed windows, laminate flooring, dado rail, beamed ceiling and doors to –

### CLOAKS/WC

Low level w.c, hand wash basin with mixer taps/vanity unit and laminate flooring

### L SHAPED LOUNGE

**22' 4" x 15' 9" (6.81m x 4.81m)**

Double glazed windows, double glazed sliding doors to conservatory, feature fireplace with multi fuel wood burner style fire, laminate flooring, feature beamed ceiling and door to dining room

### DINING ROOM

**8' 1" x 10' 2" (2.48m x 3.10m)**

Double glazed windows, laminate flooring, paneled ceiling and radiator

### KITCHEN

**12' 11" x 9' 11" (3.94m x 3.03m)**

Double glazed window, double glazed stable style back door, fitted wall and base storage units with worktops to compliment, inset white sink unit with mixer taps, cooker point with extractor over, plumbing for washer, tiled splash, tiled flooring, beamed ceiling and serving hatch

### CONSERVATORY

**15' 8" x 9' 0" (4.79m x 2.76m)**

Double glazed shaped conservatory with double glazed patio doors to rear garden, tiled flooring and radiator

### LANDING

Spindle balustrade, shaped double glazed frosted feature window, oak effect flooring, beamed ceiling, access to loft, dado rail and doors to all rooms

### BEDROOM 1

**12' 2" x 15' 3" (3.73m x 4.67m)**

Double glazed window and radiator

### BEDROOM 2

**11' 8" x 9' 0" (3.56m x 2.75m)**

Double glazed window, laminate flooring, beamed ceiling and radiator

### BEDROOM 3

**9' 0" x 11' 11" (2.75m x 3.64m)**

Double glazed window, laminate flooring, beamed ceiling, storage cupboard (boiler) and radiator

### BATHROOM

Double glazed frosted window, 4 piece suite with low level w.c, pedestal hand wash basin with mixer taps, roll top freestanding bath with telephone style mixer taps/shower head, shower cubicle with shower, tiled walls, laminate flooring and radiator

### GARAGE

**14' 0" x 14' 7" (4.27m x 4.47m)**

Double doors, window with power and light

### GARDEN

Extensive mature rear garden with paved seating areas, plants, shrubs, trees, pond, storage shed, lawned area with trees and water tap

