

VIEWINGS

By appointment

AGENT NOTE

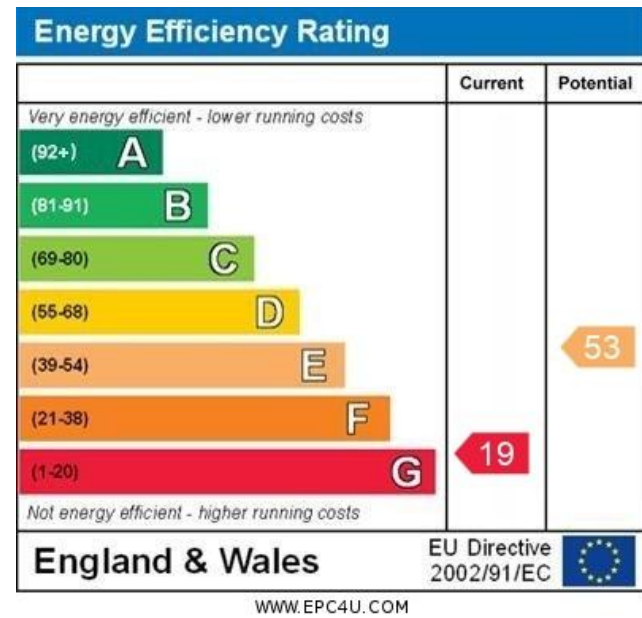
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Anti-Money Laundering checks cost - £25.00 + VAT **This is non refundable once the AML check has been carried out**

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.



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.



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Gleaston | Ulverston | LA12 0QD

Offers over £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

