

**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.

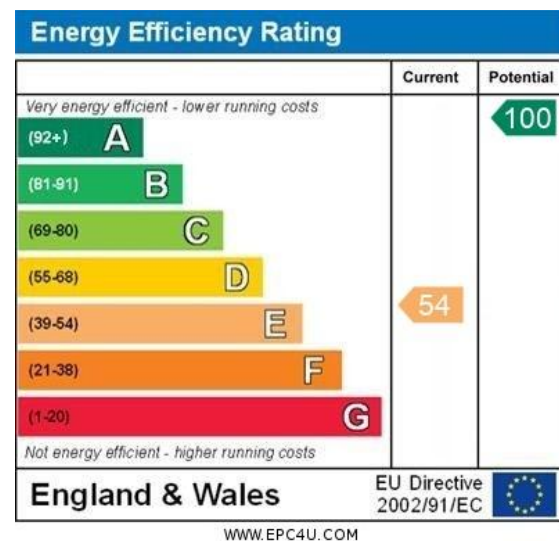
#### General

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.

# ROSS

## Estate Agencies



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

Registered Office  
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**Sunbrick Lane | Ulverston | LA12 9RQ**

**Asking Price £265,000**

- Excellent Coastal Village Location
- Semi Detached Family Home
- Hall, Lounge
- Family/Dining Room
- 3 Bedrooms
- Bathroom With Separate Cloaks/WC
- Gardens To Front/Rear
- Off Road Parking, Garage
- Viewings Highly Recommended
- Council Tax Band D



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Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

We are delighted to bring to the market this semi detached family home in the heart of the coastal village of Baycliff with local bus route, village pub and close to the local beach. The property offers excellent family living accommodation comprising of entrance porch leading to entrance hallway giving access to the front lounge, fitted kitchen and to the rear a spacious family/dining room with double glazed door and windows leading to the rear garden. To the first floor the property has 3 bedrooms and bathroom with a separate cloaks/wc. The property benefits from double glazing, electric central heating and front easy maintenance garden with off road parking giving access to the garage. To the rear of the property there is a mature rear garden with paved areas, plants, shrubs, trees and some lovely views towards the village and coastal beaches. Viewings are highly recommended.

### LOCATION

<https://what3words.com/dislodge.easy.harmlessly>

### SERVICES

Electric Central Heating, Water, Telephone and Drainage

### FRONTAGE

Off road parking, front garden area with paved area, plants, shrubs and double glazed door to entrance hall

### ENTRANCE HALL

Stairs to first floor, under stairs storage, laminate flooring and doors to –

### LOUNGE

**9' 11" x 9' 6" (3.03m x 2.91m)**

Double glazed window, laminate flooring and radiator

### FAMILY ROOM

**16' 0" x 12' 1" (4.89m x 3.70m)**

Double glazed patio door with 2 large double glazed windows either side, open fireplace and coved ceiling

### KITCHEN

Double glazed window, double glazed door to side, fitted wall and base storage units with worktops to compliment, inset 1 and a half stainless steel sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, tiled splash, plumbing for washer and integrated fridge/freezer

### LANDING

Access to loft, borrowed frosted window and doors to all rooms

### BEDROOM 1

**12' 0" x 14' 0" (3.68m x 4.28m)**

Double glazed window with lovely views towards the coastal beach and fully fitted full length wardrobes

### BEDROOM 2

**11' 6" x 8' 10" (3.52m x 2.70m)**

Double glazed window, laminate flooring and radiator

### BEDROOM 3

**6' 9" x 8' 2" (2.08m x 2.50m)**

Double glazed window, laminate flooring and radiator

### BATHROOM

Double glazed frosted window, hand wash basin with taps, panel enclosed bath with shower over and tiled splash

### CLOAKS/WC

Double glazed frosted window and low level w.c.

### GARAGE

**9' 5" x 11' 6" (2.89m x 3.52m)**

Double glazed window, electric up and over door with power and light

### GARDEN

Rear enclosed garden with paved areas, mature plants/shrubs and outhouse

### VIEWINGS

Key accompanied

Draft particulars subject to client's approval

### 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 - £25.00 + VAT \*\*This is non refundable once the AML check has been carried out\*\*

