

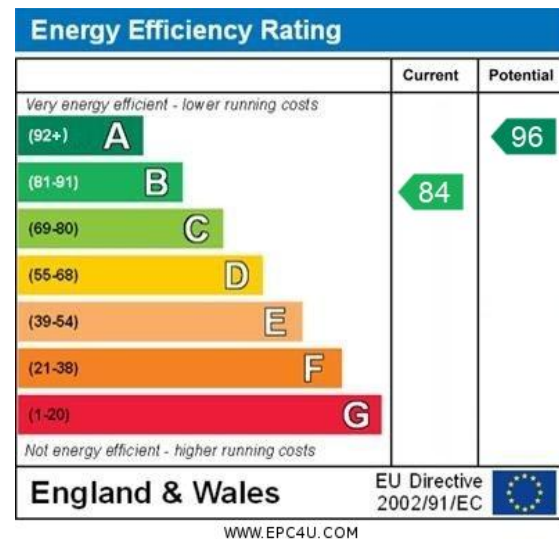
Lucy Boardman (Formerly Lloyds Bank) -

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.



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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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Sail Street | Ulverston | LA12 9FJ

Asking Price £265,000

- Modern Semi Detached Family Home
- Sought After Location In Ulverston
- Purchasing 25% Of The Property
- Leasehold Agreement, Heylo Owns 75%
- Hall, Cloaks/WC, L-Shaped Lounge/Diner
- Modern Fitted Kitchen
- 3 Bedrooms, Modern Fitted Bathroom
- CH, DG, Off Road Parking For 2 Vehicles
- Gardens To Front/Rear With Pleasant Views
- Council Tax Band C





Property Description

We are delighted to bring to the market this stunning semi-detached family home on the recent development of Levens View residential estate on the outskirts of Ulverston which is conveniently located close to local schools, shops, amenities and local beaches. The property is a modern new build semi-detached family home comprising of an entrance hallway, spacious L-shaped lounge/diner, cloaks/wc and modern fitted white kitchen. To the first floor the property has 3 bedrooms and a modern family bathroom. The property benefits from central heating, double glazing, off road parking for 2 vehicles, easy maintenance front garden area with access to the rear, rear enclosed garden with lawned area, paved seating area with a further paved seating area at the bottom with pleasant views towards the countryside. Viewing is highly recommended to appreciate the size and standard on offer.

The asking price is to purchase 25% of the property with the remaining 75% to be held by Heylo. Prospective buyers must be pre-approved by Heylo to qualify for a viewing, and the opportunity to purchase this property. A monthly rental figure will be payable to Heylo as part of the leasehold which is £6249.88 per annum.

LOCATION

<https://what3words.com/repeating.lives.drones>

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking for 2 cars, easy maintenance front garden and double glazed door to entrance hall

ENTRANCE HALL

Spindle staircase to first floor, radiator and doors to –

L-SHAPED LOUNGE/DINER

17' 8" x 14' 11" (5.41m x 4.55m)

Double glazed window, double glazed patio doors to rear garden and radiator

CLOAKS/WC

Low level w.c, pedestal hand wash basin with mixer taps, tiled splash and radiator

KITCHEN

Double glazed window, fitted white wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, laminate flooring and spotlight ceiling

LANDING

Spindle balustrade, access to loft, radiator and doors to all rooms

BEDROOM 1

10' 3" x 15' 5" (3.14m x 4.72m)

Double glazed windows, part paneled wall and built in storage cupboard

BEDROOM 2

7' 4" x 13' 3" (2.25m x 4.04m)

Double glazed window with pleasant countryside views and radiator

BEDROOM 3

7' 4" x 9' 11" (2.25m x 3.03m)

Double glazed window with pleasant countryside views and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, hand wash basin with mixer taps/vanity unit, panel enclosed bath with mixer taps/shower head, tiled splash and spotlight ceiling

GARDEN

Rear enclosed garden with countryside views, paved seating area, lawned area leading to the raised patio seating area, storage shed and outside electrics

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 **

