



PROPERTY

Part of the Ulverston Auction Mart Group

13 Combe View,
Bootle
£74,950



Situated on the edge of the Lake District National Park, and in close proximity to the towns of Millom and Whitehaven, this two bedroom semi-detached bungalow is set in a quiet residential cul-de-sac in walking distance to the popular village of Bootle.

The property has been well maintained by the current owners and would make an ideal property for those looking to downsize to the local area. Local Occupancy Restrictions Apply

The Accommodation Comprises:
Entrance Hallway, Living/ Dining Room,
Kitchen, Two Bedrooms and Shower
Room.

Externally, the property is approached over a pathway with established flower beds and side access to the rear garden with useful storage shed and paved path to the rear entrance.



- **Postcode** – LA19 5UF
- **Tenure** – Freehold
- **Local Authority** – Copeland Borough Council - Local Occupancy Restrictions Apply
- **Council Tax Band** – A
- **Services** – Mains Water and Electricity. Oil Fired Central Heating
- **Other** – uPVC double glazing throughout

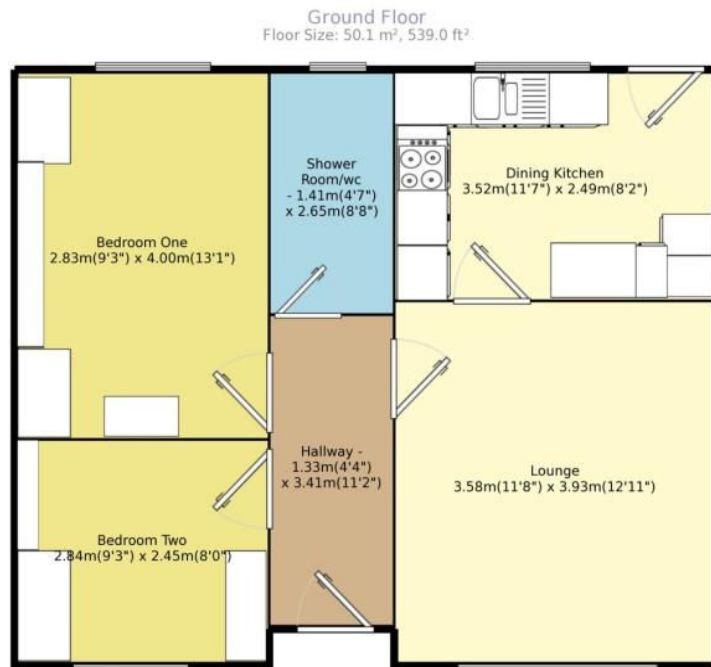


The Entrance Hallway (1.3m x 3.4m) has a uPVC double glazed external door and doors to the reception rooms, shower room and two bedrooms. The Shower Room (2.6m x 1.4m) has a shower unit, W/C, pedestal sink and Airing Cupboard. Bedroom One (4m x 2.8m) has built in storage and looks out onto the rear garden. Bedroom Two (2.8m x 2.4m) also has built in storage units.



The Living/ Dining Room (3.9m x 3.5m) has a Dimplex electric heater, space for a dining table and looks out onto the front elevation with a door to the: Kitchen (3.5m x 2.5m) with fitted wall and base units, stainless steel sink and drainer unit, Stoves oven and hob, space for washing machine and external uPVC double glazed door to the rear garden.





Measurements are approximate. Not to scale. For illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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