



PROPERTY

Part of the Ulverston Auction Mart Group

21 Sands Road,
Ulverston
£275,000



Situated on the popular Croftlands estate, in walking distance of local schools and amenities, this three bedroom detached property is an ideal family home with delightful views over towards Morecambe Bay and The Hoad.

The property has been in the same ownership since the early 1970's and is now in need of a course of upgrading and modernisation with lots of exciting potential throughout.



The Accommodation Comprises:
Entrance Hallway, Kitchen/ Dining area,
Living Room, Dining Room and Sitting
Room. First Floor: Three Bedrooms and
Bathroom

Externally, the property is on a corner plot and approached over a gated driveway with gardens to the front and rear with a detached double garage.

- **Postcode** – LA12 9PR
- **Tenure** – Freehold
- **Local Authority** – South Lakeland District Council
- **Council Tax Band** – D
- **Services** – All mains services connected
- **Other** – uPVC double glazing throughout



The accommodation comprises;

Entrance Hallway (4.3m x 1.8m) with a Ground Floor W/C that leads onto the Kitchen (6.3m x 2.5m) with basic wall and base units, Hotpoint oven, British Gas hob, space for washing machine, external uPVC double glazed door and seating area with door to the: Sitting Room (3.3m x 3.2m) with uPVC double glazed patio doors to the garden and archway to the Dining Room (3.0m x 2.6m) with serving hatch and archway to the: Living Room (4.7m x 3.4m) with gas fireplace with wooden mantle and marble surround and an uPVC double glazed window to the front.

First Floor: Landing with loft access and views towards The Hoad monument. Bedroom One (4.2m x 3.0m) with fitted wardrobes and storage. Bedroom Two (3.5m x 3.1m) with a corner sink and vanity wall unit and pleasant views towards Morecambe Bay. Bedroom Three (3.3m x 2.1m) with fitted wardrobes, shelving unit and Airing Cupboard with hot water tank. Bathroom (2.1m x 1.9m) with a white four piece suite comprising W/C, pedestal sink, corner bath and corner shower unit.



The property is approached over a gated driveway, allowing parking for numerous vehicles. There is also a **Detached Double Garage** that can be used for storage purposes or for parking vehicles.



There are manageable sized lawned gardens to the front and rear with gated access at both sides of the property. There is a pleasant flagged seating/ patio area that is ideal for outside dining and can be accessed directly from the patio doors.



The property is in a desirable residential location and with a few internal improvements and alterations will make the ideal family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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