



**PRICE £265,000**

**23 RUSLAND CRESCENT, ULVERSTON,  
CUMBRIA, LA12 9LX**

A deceptively spacious, semi-detached dormer bungalow, situated in a sought-after residential area on Croftlands. The property provides generous and well-appointed accommodation over two floors, complemented with front and rear gardens. Internal viewing is advised. \*No Upper Chain\*



4



2



2



Garage &  
Driveway  
Parking

## Lounge



### DIRECTIONS

Satnav: LA12 9LX, number 23

What3words: draw.scrapr.billiard

### LOCATION

Rusland Crescent is situated within the popular Croftlands area of Ulverston and is conveniently situated for buses, with a regular service located opposite. Croftlands has a variety of amenities including a launderette/dry cleaners, hairdressing salon and a convenience store with an off-licence and Post Office. There is also an infants and junior school, a community centre and leisure complex with swimming pool.

### DESCRIPTION

23 Rusland Crescent is an attractively presented, semi-detached property which has been sympathetically developed by the current owner to provide two additional bedrooms and a shower room to the first floor. Complete with generous and versatile accommodation to the ground floor, along with front and rear gardens, this property must be viewed to be appreciated.

The property is approached via off road parking for several vehicles, alongside an open lawned garden with colourful planted borders. The drive extends down to a detached single garage, providing secure parking for an additional vehicle or alternatively storage.

Stepping through the front door, you walk into the kitchen which is equipped with a range of storage units and a contrasting worktop, which incorporates a single drainer sink with a mixer tap and a five-ring gas hob. Integrated within the units is an electric oven/grill and there is space for an upright fridge/freezer and plumbing for a washing machine.

A door off the kitchen opens into the living room, which is a generous sized reception space, bathed in natural sunlight from a bay window overlooking the front garden. Central to the room is a multi-fuel stove, providing a focal point and warmth.

Glazed doors lead through into the dining room, which can be utilised with the living room or separated off for a formal occasion.



**Kitchen**

## Bedroom One (Ground Floor)



Glazed doors open out onto the rear garden, perfect for socialising and entertaining with family and friends.

Located off the dining room is a hall, with doors leading to two bedrooms and a bathroom. The larger of the two bedrooms is a generous sized double overlooking the rear garden, and the second bedroom is a single, which could be utilised as a home office or study.



The bathroom is fitted with a three-piece suite and includes a bath with a hand-held and wall mounted shower, a WC and pedestal wash hand basin, surrounded by full height tiling.

Stairs from the lounge ascend to the first-floor landing, where there are two further bedrooms and a shower room. The third bedroom is a good sized double overlooking the garden and the fourth bedroom is a large single, with views towards open fields and farmland.

The shower room is fitted with a three-piece suite and includes a shower enclosure, a WC and pedestal wash hand basin, surrounded by full height tiling.

Also, on the landing are built-in cupboards with a hanging rail and access into the eaves.

Outside, to the rear of the property, there is a well-tended lawned garden with planted beds and two paved patios for alfresco dining and relaxing.

#### TENURE

Freehold.



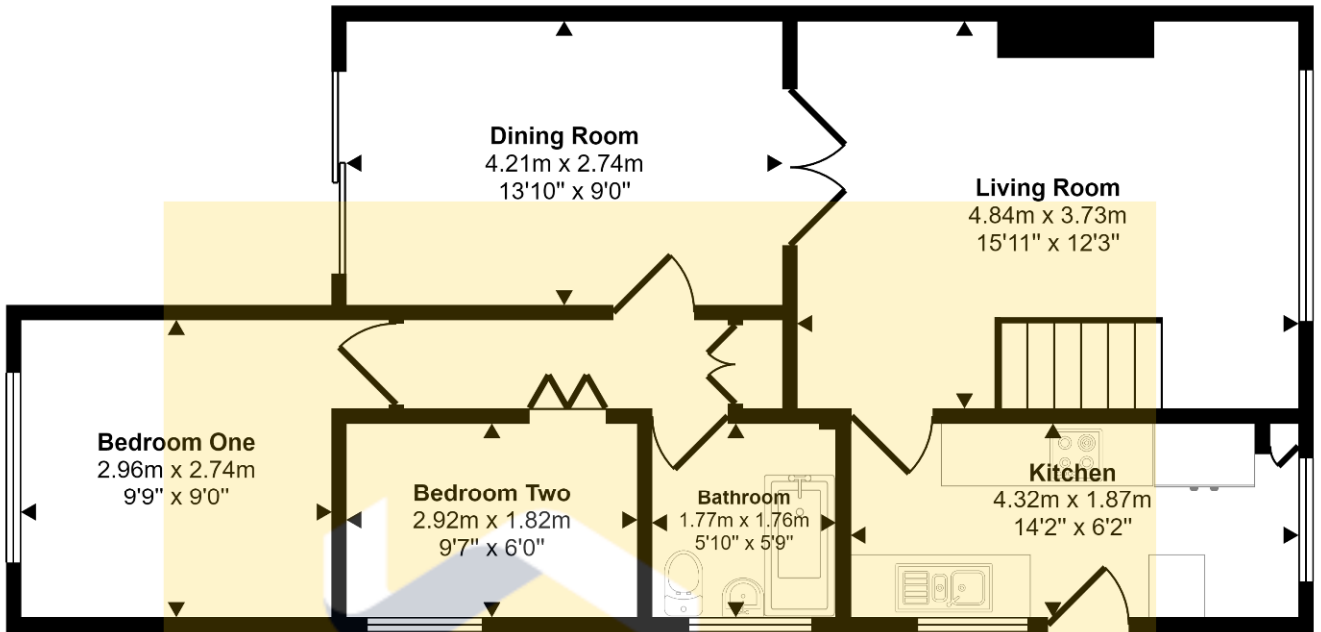
Shower Room (First Floor)

## Rear Garden



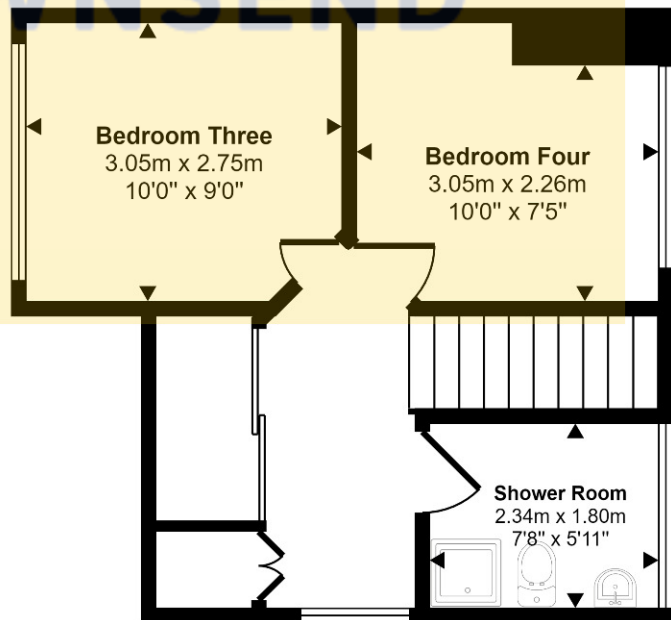
# Property layout

Approx Gross Internal Area  
93 sq m / 1002 sq ft



Ground Floor  
Approx 61 sq m / 660 sq ft

POOLE  
TOWNSEND



First Floor  
Approx 32 sq m / 342 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# You'll know when it feels like home



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Your viewing appointment is on \_\_\_\_\_

### Additional information

Council Tax Band: C  
Local Authority: Westmorland and Furness Council  
Services: Mains gas, electricity and water  
Tenure: Freehold

EPC Rating = C

### Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 647087.

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Internet connection and speeds are available at  
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