



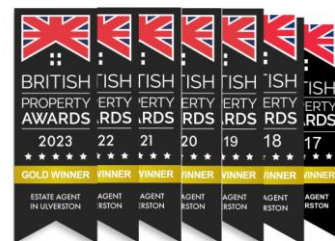
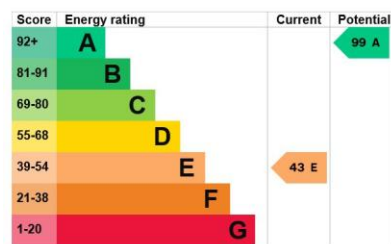
**DIRECTIONS**

From Ulverston, take the Coast Road passing Bardsea, after climbing through the woods take the first right turn after the Baycliff sign and follow this road down into the center of the village. Pass the green on the left and turn right onto Main Road where the property can be found on the left before reaching the Farmers Arms Pub and Restaurant.

The property can be found by using the following "What Three Words" <https://what3words.com/respect.lance.inclines>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: D  
 LOCAL AUTHORITY: Westmorland and Furness Council  
 SERVICES: Mains Electric, Water and Drainage are connected. Oil central heating by way of a tank.



**Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



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**GARAGE & PARKING**

Buan Craig, Main Road, Baycliff,  
 Ulverston, LA12 9RW

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhomes.net](mailto:contact@jhomes.net)



Excellent detached true bungalow situated in the popular coastal village of Baycliff which is offered for sale with vacant possession having no upper chain and provides comfortable three bedroom accommodation perfect for a range of buyers including those retiring or downsizing as well as the family buyer. The village of Baycliff is a popular location that offers convenient access along the coast road to Ulverston as well as Barrow in Furness and has a popular Public House/ Restaurant. Comprising of 'L'-shaped entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, boiler room, garage with utility area. Complete with the advantage of ample off-road parking, attractive gardens to front and rear, oil fired central heating system and uPVC double glazing. Early viewing of this comfortable home is both invited and recommended to appreciate the bungalow and excellent further potential for modernisation and personalisation it offers.



Accessed via an open fronted shelter porch with tiled floor opening to a PVC Oak effect door with leaded and pattern glass upper pane into:

#### ENTRANCE HALL

'L'-shaped hall with radiator, loft access and double doors to built in cupboard hanging rail and shelf. Access to most rooms, three wall light points and smoke alarm. Open arch to dining room.

#### LOUNGE

14' 0" x 11' 8" (4.27m x 3.56m)

Central, feature fireplace with polished stone fireplace, hearth and living coal flame effect gas fire. Two radiators, uPVC double glazed window to front, coving to ceiling, electric light and power.

#### DINING ROOM

10' 0" x 9' 8" (3.05m x 2.95m)

Coving to ceiling, radiator, power, light and set of PVC double glazed patio doors to garden.

#### KITCHEN

10' 0" x 8' 9" (3.05m x 2.67m)

Fitted with a modern range of base, wall and drawer units with modern metallic handles and stone effect work surface over incorporating one and a half bowl sink and drainer with mixer tap.

Built in fridge, dishwasher, electric hob with cooker hood over and double oven. Radiator, panelling to ceiling with spotlight track and uPVC double glazed window offering a pleasant aspect over the garden and beyond over surrounding farmland. Door to side porch.

#### SIDE PORCH

PVC doors to front and rear, quarry tiled floor, shelving, electric meter and circuit breaker control point to wall. Access to boiler room and garage.

#### BOILER ROOM

UPVC double glazed pattern glass window and housing the oil boiler.

#### BEDROOM

13' 0" x 10' 11" (3.96m x 3.33m)

Double room to the front of the bungalow with radiator, uPVC double glazed window with fitted blind and ceiling light point.

#### BEDROOM

10' 11" x 10' 11" (3.33m x 3.33m)

Double room situated to the rear with radiator, ceiling light point and uPVC double glazed window giving an attractive outlook towards the rear garden.



#### BEDROOM

9' 8" x 10' 3" (2.95m x 3.12m)

Further double room with uPVC double glazed window with blind, radiator and ceiling light point.

#### BATHROOM

7' 3" x 7' 11" (2.21m x 2.41m) widest points

Fitted with a three piece suite comprising of corner bath with mixer tap and over bath shower with fitted shower rail, WC and pedestal wash hand basin with mixer tap. Extractor, tiling to walls and floor, radiator, built in airing cupboard with shelving, ceiling light point and radiator.

#### EXTERIOR

Set on a pleasant plot with garden space to front and rear.

To the front of the property is gated access to a tarmac driveway and access to garage. Pleasant front garden area with lawn, shrubs, bushes and Laurel hedges screening to side. Access to both sides of the property leading to the rear garden.

The rear garden is an attractive feature of the property with pleasant sunny aspects. Upper grassed area and perimeter borders with shrubs and bushes to lawn plus stone walling to side and rear. To the lower area is a flagged patio seating area with outside tap offering sheltered seating. Stepped access up to the lawn and flagged patio extending to a path leading round to the sides of the property.

#### GARAGE

15' 9" x 11' 4" (4.8m x 3.45m) widest points

Electric roller door and uPVC double glazed window. Utility area to rear with quarry tiled floor, surfacing and space and plumbing for washing machine, dryer and freezer.

