

DIRECTIONS

On leaving the office in Ulverston proceed to the traffic lights where you meet the A590. Turn left onto County Road. At the next set of traffic lights turn right onto Victoria Road and at the end of this road turn right onto Dragley Beck. Follow this road for approximately four miles and take the first turning sign posted for Bardsea. Follow the road past the golf course and past The Ship Inn and the property is located on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/strutted.passage.lyrics>

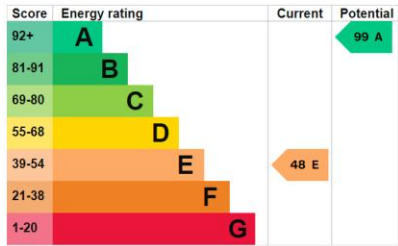
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, drainage, electric, water are all connected.



**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.



£275,000



1



2



1



GARAGE & PARKING

Briar Rigg, Main Street, Bardsea,  
Ulverston, LA12 9QT

For more information call **01229 445004**

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



Discreetly situated within the popular coastal village of Bardsea, two bedroom detached bungalow benefiting from gas central heating system and double glazing. Comprising of hall, lounge/diner, kitchen with some white goods, utility, modern shower room with walk in shower, separate wc and two bedrooms. Externally there are gardens and driveway leading to an attached garage.



Entered through a PVC door with opaque glazed inserts into:

**ENTRANCE HALL**

15' 4" x 12' 2" (4.67m x 3.71m)

Storage cupboards with shelving, access to all rooms.

**DINING AREA**

9' 0" x 8' 6" (2.75m x 2.6m)

UPVC double glazed window to side, glazed decorative internal window allowing light from entrance hallway, radiator and central ceiling light. Access into:

**LOUNGE AREA**

11' 5" x 12' 0" (3.5m x 3.66m)

UPVC double glazed window to front and side, open fire set to hearth with brick surround. Central ceiling light and radiator.

**KITCHEN/DINER**

7' 3" x 12' 5" (2.23m x 3.8m)

Fitted with a range of matching base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap. Integrated, under counter fridge, oven and hob with cooker hood over, dishwasher and tiled to compliment. Radiator, moveable spot lights to ceiling and uPVC double glazed window to side.

**UTILITY ROOM**

5' 2" x 16' 7" (1.60m x 5.07m)

Based units with worktop over incorporating stainless steel sink and drainer, strip light to ceiling, wall mounted boiler, plumbing for washing machine and some further white goods. Radiator and uPVC double glazed window to side.

**BEDROOM**

11' 5" x 12' 4" (3.49m x 3.77m) widest points

Double room with uPVC double glazed window to front and side, triple fitted wardrobe with cupboards over, radiator and central ceiling light.



**BEDROOM**

11' 11" x 7' 10" (3.64m x 2.4m)

Further double room with uPVC double glazed window to the side, double integrated wardrobe with cupboards over, central ceiling light and radiator.

**SHOWER ROOM**

7' 4" x 8' 11" (2.24m x 2.73m)

Modern suite comprising of walk in double shower with electric Mira shower and vanity unit with cupboards under and sink with mixer tap. Fully tiled, spot lights to ceiling, radiator and storage cupboard. Opaque uPVC double glazed window to side.

**WC**

2' 11" x 5' 10" (0.91m x 1.8m)

Low level, dual flush WC, radiator and central ceiling light. Opaque uPVC double glazed window to side.

**SINGLE GARAGE**

8' 10" x 17' 0" (2.7m x 5.2m)

Electric up and over door, light and two uPVC double glazed windows to the side.

**EXTERIOR**

Front

Mainly laid to lawn with borders offering well establish shrubs and plants. Paved walkway leading to side access.

Rear

Lawned area with paved patio and shed.

