



Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Tenure
Freehold

Council Tax Band
B

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



London Road | Ulverston | LA12 0LL

Asking Price £219,950

- Stunning, Unique, Must Be Seen Property
- Ready To Move Into, With Stunning Views
- Hall GF, Bedroom With Feature Bathroom
- Open Plan Lounge, Dining, Fitted Kitchen
- Modern Fitted Showerroom
- LPG CH, DG, Side Courtyard On Both Sides
- Suit A Variety Of Buyers, FTB, 2nd Home
- Upside Down Living Accommodation
- Vacant Possession
- Council Tax Band B





Property Description

We are delighted to bring to the market, this unique and very desirable property in the popular village of Lindal, on the A590 between Barrow in Furness and popular market town of Ulverston, close to local transport links, popular walks and countryside. The property we are selling would suit a variety of buyers, including first time buyers wanting ready something different and ready to move into or possibly an Airbnb or second home, given its location, views and well presentation, with some lovely quirky features throughout.

The property comprises of entrance hall giving access to the stunning ground floor bedroom with double doors to the outside courtyard, also the unique bathroom suite with freestanding bathtub, stone walling and glass screen. To the first floor the property offers a lovely open-plan lounge, dining area and fitted kitchen with appliances. The views from the lounge are beautiful, with the large picture window, modern fitted shower room.

The property has double glazing, LPG central heating, side gated courtyard with outhouse/store, seating area and a courtyard with private seating area with artificial grass. The property is attached to a commercial property, therefore please seek mortgage advice before offering. Viewing is recommended to appreciate size and standard on offer

SERVICES

LPG Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/backs.pixel.mess>

FRONTAGE

Access gate to side paved seating area with pleasant views and double-glazed door to

ENTRANCE HALL

Stairs to first floor living, radiator and door to ground floor

LOUNGE/DINER

13' 5" x 16' 8" (4.11m x 5.09m)

Double glazed large picture window with beautiful views, wall mounted electric fire, coved ceiling with spotlights, open plan kitchen

KITCHEN

8' 9" x 8' 0" (2.69m x 2.44m)

Fitted wall, base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, fridge, freezer, tiled splash and ceiling spotlights

LANDING

Double glazed window with beautiful views, access to the loft and doors to the lounge

GROUND FLOOR BEDROOM 1

11' 7" x 17' 10" (3.54m x 5.46m)

Double glazed large picture window, double glazed patio and doors to courtyard, coved ceiling, radiator with feature bathtub with glass enclosure

BATHROOM PART OF BEDROOM 1

12' 0" x 4' 6" (3.66m x 1.38m) Feature double ended free standing bathtub with water fall mixer taps/shower head, feature hand wash basin on walnut effect floating vanity unit, water fall style mixer taps, panelled splash areas with stunning stone wall and ceiling spotlights

BATHROOM

Double glazed frosted window, radiator, white 3-piece suite, low level WC with feature shaped hand wash basin with mixer taps/vanity unit, shower cubicle with doubled headed shower, feature panelled walls with panelled ceiling and spotlights

COURTYARD

Enclosed private courtyard with artificial grass, outside electric and seating area

AGENCY NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT **

This is non refundable once the AML check has been carried out **

