



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

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 55 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

WWW.EPC4U.COM

Tenure
Freehold

Council Tax Band
C

Contact Details
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Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

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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.



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Residential Sales Residential Lettings Commercial Sales & Lettings



East View | Ulverston | LA12 0LG

Asking Price £245,000

- Semi-Detached Home In Popular Village
- Cul De Sac Location In Lindal-In-Furness
- Hall, Open Plan Lounge/Dining Room
- Fitted Kitchen, Utility Room, Cloaks/W.C
- 2 Double Bedrooms
- 4 Piece Suite Family Bathroom
- CH, DG, Off Road Parking, Garage
- Easy Maintenance Front/Side/Rear Gardens
- Vacant Possession
- Council Tax Band C





Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home in a cul de sac location off Lindal, just between Barrow and Ulverston on the A590. The property is located in a cul de sac location close to local transport links. The property offers excellent living accommodation comprising of entrance hallway giving access to an open plan lounge, dining room, fitted kitchen and utility room with ground floor cloaks/W.C. The property benefits from central heating, double glazing, off road parking with access to the garage, easy maintenance gardens with lawned areas and a seating area. Viewing is highly recommended to appreciate size and standard on offer. It is also being sold with vacant possession. The possibility of extending could be viable with the relevant planning permission from South Lakes.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/regrowth.bluffing.flatten>

FRONTAGE

Off road parking for 2 vehicles available at the front of the property, giving access to the garage, easy maintenance front garden with shale area, raised flower beds, access gate to rear garden and a double glazed door to

ENTRANCE HALL

Stairs to first floor, coved ceiling, a radiator and doors to

LOUNGE

10' 7" x 13' 3" (3.24m x 4.05m)

Double glazed patio doors to rear garden, feature fire surround with coal effect fire, under stairs storage cupboard, a radiator and an open archway to

DINING ROOM

10' 5" x 11' 4" (3.18m x 3.46m)

Double glazed window, coved ceiling with ceiling rose and a radiator

KITCHEN

15' 1" x 7' 0" (4.62m x 2.15m)

Double glazed window, double glazed door, fitted wall and base drawer units with worktops to compliment, inset stainless steel one and a half bowl sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, tiled splash, wine rack, spotlight ceiling, laminate flooring, a radiator and a door to

CLOAKS/W.C

Low level W.C, hand wash basin with mixer taps/vanity units, paneled walls, spotlight ceiling and tiled flooring

UTILITY ROOM

Double glazed frosted window, fitted base units with work tops to compliment, plumb for washer (boiler), tiled flooring, door to cloaks/W.C

LANDING

Spindle balustrade, doors to

BEDROOM 1

11' 2" x 13' 5" (3.41m x 4.09m)

Double glazed window, fitted wardrobes with drawers/shelving, coved ceiling, storage cupboard and a radiator

BEDROOM 2

7' 1" x 13' 8" (2.17m x 4.17m)

Double glazed window, coved ceiling and a radiator

BATHROOM

Double glazed frosted window, 4 piece suit low level W.C, hand wash basin with mixer taps/vanity unit, panel enclosed corner bath with taps, shower cubicle with shower, tiled splash, beamed ceiling with spotlights and 2 radiators

GARAGE

8' 8" x 17' 8" (2.66m x 5.39m)

Up and over door, double glazed door to rear, window, power/light, work bench and pit.

GARDEN

Rear enclosed garden with paved seating area, lawned area with raised flower beds, easy maintenance shale area, access gate to front and access to garage

VIEWING

Key accompanied

Draft particular subject to client approval

