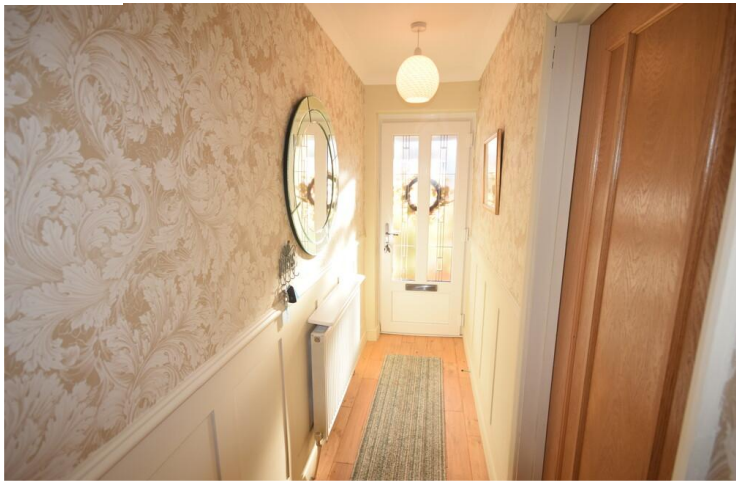
ROSS Estate Agencies







Trinkeld Avenue | Ulverston | Cumbria | LA12 0XB

Offers In Region Of £399,950

- Extended True Detached Bungalow
- Sought After Location, Trinkeld, Swarthmoor
- Hallway, Pleasant Lounge
- Modern Kitchen/Diner, Utility Area
- 3 Double Bedrooms
- Modern Shower Room
- CH, DG, Off Road Parking, Garage
- Mature Gardens Front/Side/Rear
- Viewings Highly Recommended
- Council Tax Band D





Property Description

We are pleased to bring to the market this extended True detached bungalow on the popular housing estate at Trinkeld in Swarthmoor, close to the A590 towards the market town of Ulverston and opposite direction to Barrow-in-Furness.
The property has had a full rear extension across the whole property, giving extra living space across the back. The property has been updated and renovated by the current vendor to a high standard throughout. The property comprises of entrance hallway giving access to the pleasant lounge, modern fitted kitchen/diner with feature island and full-length patio doors looking out to the garden, utility area, 3 double bedrooms and modern fitted shower room.
The property benefits from central heating, double-glazing, off road parking for 2 vehicles, garage and mature front easy maintenance garden with plants/shrubs. To the rear, the garden has been landscaped and has mature plants/shrubs, raised lawned area with a paved area for seating, summer house and side access gates leading to the front.
Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage.

LOCATION

Trinkeld Avenue is on the Trinkeld estate at Swarthmoor close to the A590 towards Ulverston/Barrow.

What 3 words - ///youthful.firming.conspire

FRONTAGE

Off road parking for 2 vehicles, easy maintenance front garden with shale area, plants/shrubs, paved seating area, side access gates, access to garden, electric car hook-up and double-glazed door to.

ENTRANCE HALL

Oak effect flooring, radiator, coved ceiling, part panelled walls, storage cupboard, access to the loft and doors to.

LOUNGE

11' 6" x 15' 3" (3.51m x 4.67m) Double-glazed window, radiator, oak effect flooring, coved ceiling and double oak effect doors to kitchen/diner.

KITCHEN/EXTENDED DINER

17' 8" x 19' 2" (5.39m x 5.86m) Double-glazed sliding doors with large double-glazed windows, fitted white wall base drawer units with worktops to compliment, feature island with stainless steel sink with mixer taps, breakfast bar, integrated double oven, 4-ring hob with extractor, microwave, plumbing for washer, tiled splash area, tiled flooring, ceiling spotlight, electric blind and door to utility.

UTILITY ROOM

4' 3" x 9' 5" (1.30m x 2.88m) Double-glazed door to front/double glazed door to rear and double-glazed window.

BEDROOM 1

10' 6" x 16' 4" (3.22m x 5.00m) Double-glazed window, radiator and electric blind.

BEDROOM 2

6' 9" x 16' 9" (2.07m x 5.11m) Double-glazed window and radiator.

BEDROOM 3

9' 8" x 11' 6" (2.97m x 3.51m) Double-glazed window, radiator and laminate flooring.

BATHROOM

Double-glazed frosted window, fitted white low level WC with vanity units/storage/hand wash basin with mixer taps, double walk in shower cubicle with waterfall style shower, tiled splash, tiled flooring and spotlight ceiling.

GARAGE

8' 10" x 16' 7" (2.70m x 5.07m) Up/over door and power/light.

GARDEN

Rear enclosed landscaped mature garden with paved seating area, raised lawned area surrounded by raised flower beds, plants, shrubs, pleasant summer house with paved seating area, side access gate and outside electric.

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























Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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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.