



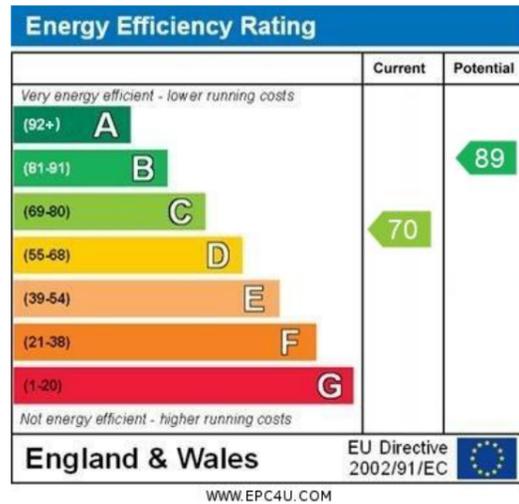
Lucy Boardman (Formerly Lloyds Bank) -

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.



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.

Tenure
Freehold

Council Tax Band
A

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Residential Sales Residential Lettings Commercial Sales & Lettings



Sun Street | Ulverston | LA12 7BX

Asking Price £239,950

- Mid Terrace Town House
- Heart of Ulverston
- Ideal For First Time Buyer
- Accommodation Over 3 Floors
- Lounge, Dining Room
- Fitted Kitchen/Diner
- 3 Bedrooms
- Modern Fitted Bathroom
- CH, DG (Except Front Door) Rear Yard
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented mid-terrace town house with accommodation over 3 floors, in the heart of the market town of Ulverston. Close to local amenities, transport links, local pubs/restaurants and tourist attractions. The property comprises of lounge open to dining room, modernised and updated fitted kitchen/diner, 3 bedrooms and a recently fitted bathroom. The property benefits from central heating, double glazing (except the front door) recently fitted carpets and rear enclosed pleasant yard. The property would be an ideal purchase for a first time buyer as its also being sold with vacant possession. Viewings are highly recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/overcomes.breathy.send>

FRONTAGE

Front Door to

LOUNGE

8' 7" x 10' 5" (2.64m x 3.20m)

Double glazed window, laminate flooring, built-in storage cupboard and open to

DINING ROOM

8' 7" x 8' 2" (2.63m x 2.49m)

Stairs to first floor, radiator, laminate flooring and door to

KITCHEN/DINER

9' 3" x 11' 9" (2.84m x 3.59m)

Double glazed window, double glazed door, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated recently fitted oven, 4-ring hob with extractor over, plumbing for washer, ceiling spotlight

LANDING

Stairs to second floor and doors to

BEDROOM 1

8' 8" x 10' 10" (2.65m x 3.32m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, radiator, white modern 3-piece suite, low level WC, pedestal hand wash basin with waterfall style mixer taps, panelled enclosed bath with waterfall mixer taps, double headed shower over, tiled splash and tiled flooring

LANDING

Stairs to second floor and doors to

BEDROOM 2

8' 9" x 10' 9" (2.67m x 3.30m)

Double glazed window and radiator

BEDROOM 3

8' 4" x 7' 11" (2.55m x 2.42m)

Double glazed window, radiator and over stairs storage

GARDEN

Rear enclosed yard, paved area and access gate

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 **

