

FREEHOLD



# MAIN ROAD, BAYCLIFF, ULVERSTON, LA12 9RW

## £395,000

### FEATURES

Superb Detached Bungalow

Popular Coastal Village  
Location

Three Double Bedrooms

Fitted Kitchen & Two  
Reception Rooms

UPVC Double Glazing & Oil  
CH System

Attractive Gardens &  
Ample Parking

Attached Garage With  
Utility Area

Great Potential For  
General Personalisation

Superb Potential In A  
Lovely Village Location

Vacant, No Upper Chain,  
Viewing Recommended



1



2



3



Garage,  
Off Road  
Parking



Modernised, excellent detached true bungalow situated in the popular coastal village of Baycliff. Offered for sale with vacant possession having no upper chain and provides a comfortable three bedroom home that is perfect for a range of buyers including those retiring or downsizing as well as the family buyer. Having had a number of works conducted including carpeting, doors, hardware, heating system and electrics. The property comprises of 'L'-shaped entrance hall, lounge with electric fire, dining room with sliding patio doors to the rear garden, kitchen, three bedrooms, bathroom, boiler room, garage with utility area. Complete with the advantage of ample off-road parking, attractive gardens to front and rear, recently installed oil fired central heating system and uPVC double glazing. The village of Baycliff is a popular location that offers convenient access along the coast road to Ulverston as well as Barrow in Furness and has a popular Public House/ Restaurant. Early viewing of this comfortable home is both invited and recommended to appreciate.

Accessed via an open fronted shelter porch with tiled floor opening to a PVC Oak effect door with leaded and pattern glass upper pane into:

#### ENTRANCE HALL

'L'-shaped hall with radiator, loft access and double doors to built in cupboard hanging rail and shelf. Access to most rooms, three wall light points and smoke alarm. Open arch to dining room.

#### LOUNGE

*14' 0" x 11' 8" (4.27m x 3.56m)*

Central, feature fireplace housing electric fire with stone hearth and wooden mantle over, two radiators, uPVC double glazed window to front, coving to ceiling, electric light and power.

#### DINING ROOM

*10' 0" x 9' 8" (3.05m x 2.95m)*

Radiator, power, light and set of PVC double glazed patio doors to garden.

#### KITCHEN

*10' 0" x 8' 9" (3.05m x 2.67m)*

Fitted with a modern range of base, wall and drawer units with modern metallic handles and stone effect work surface over incorporating one and a half bowl sink and drainer with swan necked mixer tap. Built in fridge, dishwasher, electric hob with cooker hood over and double oven. Radiator, panelling to ceiling with moveable spotlight track and uPVC double glazed window offering a pleasant aspect over the garden and beyond over surrounding farmland. Door to side porch.

#### SIDE PORCH

PVC doors to front and rear, quarry tiled floor, shelving, electric meter and circuit breaker control point to wall. Access to boiler room and garage.

#### STORAGE ROOM

UPVC double glazed pattern glass window. Suitable to allow a new purchaser to create a WC if required.

#### BEDROOM

*13' 0" x 10' 11" (3.96m x 3.33m)*

Double room to the front of the bungalow with radiator, uPVC double glazed window and ceiling light point.

#### BEDROOM

*10' 11" x 10' 11" (3.33m x 3.33m)*

Double room situated to the rear with radiator, ceiling light point and uPVC double glazed window giving an attractive outlook towards the rear garden.

#### BEDROOM

*9' 8" x 10' 3" (2.95m x 3.12m)*

Further double room with uPVC double glazed window with blind, radiator and ceiling light point.

#### BATHROOM

*7' 3" x 7' 11" (2.21m x 2.41m) widest points*

Fitted with a three piece suite comprising of corner bath with mixer tap and over bath shower with fitted shower rail, WC and pedestal wash hand basin with mixer tap.

Extractor, tiling to walls and floor, radiator, built in airing cupboard with shelving, spotlights to ceiling and radiator.

## EXTERIOR

Set on a pleasant plot with garden space to front and rear. To the front of the property is gated access to a tarmac driveway and access to garage. Pleasant front garden area with lawn, shrubs, bushes and Laurel hedging screen to side. Access to both sides of the property leading to the rear garden. The rear garden is an attractive feature of the property with pleasant sunny aspects. Upper grassed area and perimeter border with shrubs and bushes to lawn plus stone walling to side and rear. To the lower area is a flagged patio seating area with outside tap offering sheltered seating. Stepped access up to the lawn and flagged patio extending to a patio leading round to the sides of the property.

## GARAGE

15' 9" x 11' 4" (4.8m x 3.45m) widest points

Electric roller door and uPVC double glazed window. Utility area to rear with quarry tiled floor, surfacing and space and plumbing for washing machine, dryer and freezer. Recently installed Worcester boiler for the hot water and heating system.





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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

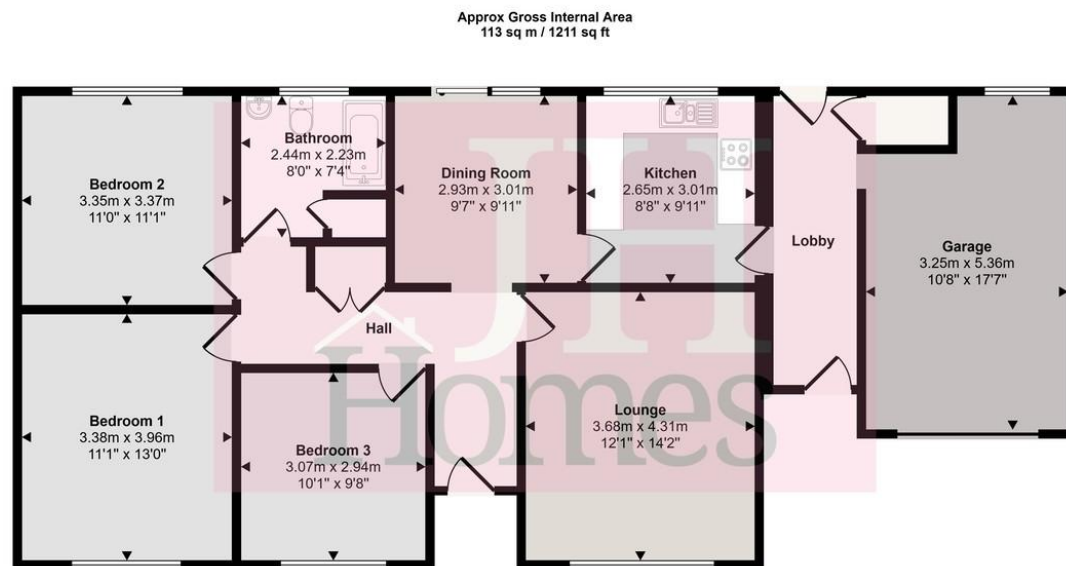
LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains electric, water and drainage are connected. Oil central heating by way of a tank.

#### DIRECTIONS:

From Ulverston, take the Coast Road passing Bardsea, after climbing through the woods take the first right turn after the Baycliff sign and follow this road down into the center of the village. Pass the green on the left and turn right onto Main Road where the property can be found on the left before reaching the Farmers Arms Pub and Restaurant. The property can be found by using the following "What Three Words"

<https://what3words.com/respect.lance.inclines>



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

