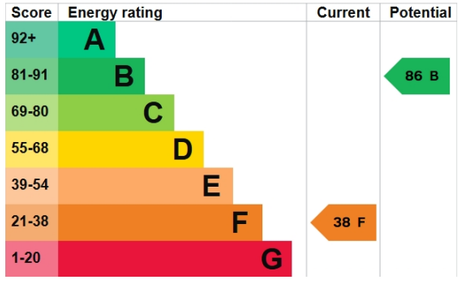
Lucy Boardman (Formerly Lloyds Bank) -

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
D

Contact Details
16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636

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.

Registered Office
16 Cavendish Street
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Tel (01229) 825636

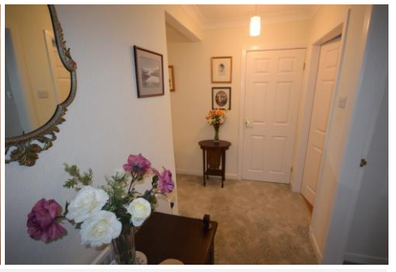
Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings









Westmore Close | Ulverston | LA12 0TZ

Asking Price £325,000

- Detached True Bungalow
- Cul-De-Sac Location In The Village Of Newbiggin
- Hallway, Spacious Lounge
- Fitted Kitchen With Appliances
- Dining Room, Conservatory
- 3 Bedrooms, Bathroom
- Separate/WC
- Oil CH, DG, Off Road Parking
- Garage, Gardens To Front/Rear
- Council Tax Band D





Property Description

We are delighted to bring to the market this true detached bungalow in the cul-de-sac location, in the small village of Newbiggin, on the Coast Road, between Roosebeck and Ulverston, close to stunning coastal beaches and popular countryside walks.

The property would suit a variety of buyers and comprising of entrance hallway, giving access to the spacious lounge, dining room, leading to the conservatory with a lovely large double glazed picture window with countryside views, 3 bedrooms, bathroom and a separate WC.

The property benefits from oil central heating, double-glazing, off-road parking for several cars, leading to the garage, easy maintenance front/rear garden with seating areas, mature plants/shrubs with the rear with countryside views. The property is being sold with vacant possession and viewings are essential.

SERVICES

Oil, Electric, Water, Telephone, Drainage

LOCATION

Westmore Close, Newbiggin, is in a cul-de-sac location, the village Newbiggin on the Coast Road, between Roosebeck and Ulverston, is close to stunning coastal beaches and popular countryside walks

FRONTAGE

Easy maintenance front garden with double gates, leading to off road parking, garage and double-glazed door to

ENTRANCE HALL

Coved ceiling, radiator, access to the loft with pull-down ladder, storage cupboard and doors to

LOUNGE

11' 2" x 16' 11" (3.41m x 5.16m)

Double glazed window, feature fire surround with coal effect fire and coved ceiling

DINING ROOM

9' 1" x 10' 11" (2.79m x 3.34m)

Coved ceiling, radiator, open archway to the kitchen and open to the conservatory

KITCHEN

Double glazed window, fitted wall base drawer units with worktops to compliment, inset 1 1/2 bowl stainless steel sink with mixer taps, integrated double oven, 4-ring hob with extractor over, display units, fridge, waste disposer, tiled splash and ceiling spotlights

CONSERVATORY

Double glazed windows, radiator, double glazed picture window with pleasant countryside views

BEDROOM 1

10' 3" x 15' 4" (3.14m x 4.68m)

Double glazed window, radiator, fitted mirrored sliding door wardrobes and coved ceiling

BEDROOM 2

8' 8" x 10' 0" (2.65m x 3.06m)

Double glazed window, radiator, built-in mirrored sliding door wardrobe and coved ceiling

BEDROOM 3

6' 11" x 9' 9" (2.13m x 2.98m)

Double glazed window, radiator, built-in double door wardrobes and coved ceiling

BATHROOM

Double glazed frosted windows, radiator, white 3-piece suite, handwash basin with mixer taps/vanity unit, panelled enclosed bath with mixer taps/shower head, shower cubicle with shower, airing cupboard with HW cylinder, tiled walls and laminate flooring

SEPARATE WC

Frosted double glazed window, low level WC, tiled walls, corner floating hand wash basin with mixer taps, laminate flooring and radiator.

GARAGE

Electric door and power/lights.

GARDEN

Rear enclosed easy maintenance garden with paved seating areas, shale area with plants/shrubs, pleasant countryside views and water tap

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**



