



**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

#### Tenure

Freehold

#### Council Tax Band

B

#### 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.



**Star Street | Ulverston | LA12 7BY**

**Asking Price £125,000**

Quirky Triplex Cottage  
Popular Town Centre Location  
open Plan Living Accommodation  
Kitchenette, Lounge, Diner  
Two Bedrooms

Bathroom  
CH, DG  
Excellent Potential  
Vacant Possession, Priced To Sell  
Council Tax Band B





## Property Description

We are pleased to bring to the market this quirky triplex cottage in the heart of the popular market town of Ulverston, close to local amenities, transport links and Doctor's surgery. The property would suit a variety of buyers including first time buyers, great addition to the rental market. The property comprises of open-plan living accommodation with a kitchenette, dining area and lounge, two bedrooms to the first floor with a bathroom, there is no outside space to this property. The property benefits from central heating, double glazing and is also being sold with vacant possession and is priced to sell.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/famines.curious.boardroom>

### FRONTAGE

Double glazed door to

### OPEN PLAN LIVING AREA

**26' 4" x 10' 2" (8.03m x 3.10m)** Open plan living area with double glazed door to rear, laminate flooring, coved ceiling and staircase to the first floor

### KITCHENETTE

Fitted wall base drawer units with worktops to compliment, inset stainless steel sink with taps, cooker point, plumbing for a washer, tiled splash, open to the lounge

### LANDING

Varnished floorboards, access to the loft and doors to

**BEDROOM 1**  
**9' 7" x 10' 10" (2.93m x 3.32m)** Double glazed windows, varnished floorboards and radiator

**BEDROOM 2**  
**7' 4" x 7' 0" (2.25m x 2.15m)** Double glazed window, radiator and built-in storage cupboard

### BATHROOM

Double glazed frosted window, radiator, 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with shower over, tiled splash and built-in storage cupboard

### AGENCY

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\*\*

### NOTE

