



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		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

C

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.



Union Close | Ulverston | LA12 7FQ

Asking Price £360,000

- Well Presented Mews Style Townhouse
- Spacious Living Accommodation Over 3 Floors
- Hall, Spacious Lounge
- Fitted Kitchen/Diner, Conservatory
- 3 Bedrooms, Master Having Ensuite
- Family Bathroom
- CH, DG, Gardens To Front/Rear
- Off Road Parking, Garage
- Vacant Possession
- Council Tax Band C





Property Description

We are delighted to bring to the market this well presented and tastefully decorated mews style family home, in a sought-after residential area, walking distance to the town centre, close to local amenities, transport links, local GP surgeries and popular walks. The property offers excellent family living accommodation over three floors, comprising of entrance hallway, stairs to first floor, with spacious lounge with Juliet style balcony, fitted kitchen/diner with appliances, cloaks/WC, second floor has 3 bedrooms with master having ensuite and family bathroom. The property benefits from central heating, double glazing, easy maintenance gardens to front/rear, off road parking and access to the garage. Viewing is highly recommended to appreciate size and standard on offer, it's also being sold with vacant possession

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/pest.intervene.disbelief>

FRONTAGE

Easy maintenance front garden with lawned area, plants/shrubs, off road parking, giving access to the garage and double-glazed door to

ENTRANCE HALL

Stairs to first floor, radiator, doors to the garage and storage cupboards

STORAGE CUPBOARD

2' 9" x 3' 9" (0.84m x 1.16m)

Storage

GARAGE

8' 5" x 17' 8" (2.57m x 5.39m)

Up/Over door, power light and laminate flooring

LANDING

Spindle staircase to 2nd floor, access to loft, spindle balustrade and doors to

CLOAKS/WC

Double glazed frosted window, low level WC, pedestal hand wash basin with taps, tiled splash, radiator and laminate flooring

KITCHEN/DINER

16' 3" x 10' 1" (4.96m x 3.09m)

Double glazed patio doors to conservatory, double glazed window, fitted wall base drawer units with worktops to compliment, inset 1 1/2 bowl sink with mixer taps, integrated oven, 4-ring hob with extractor over, dishwasher, washing machine, fridge/freezer, tiled splash, ceiling spotlights and laminate flooring

CONSERVATORY

12' 11" x 8' 11" (3.94m x 2.74m) Double glazed patio doors to rear garden, double glazed windows, laminate flooring and spotlight

1ST FLOOR LIVING, LOUNGE

16' 4" x 10' 6" (4.98m x 3.22m) Double glazed window, radiator, patio doors with Juliet style balcony, feature fire surround with fire and laminate flooring

BEDROOM 1

10' 9" x 11' 5" (3.28m x 3.48m)

Double glazed window, radiator, and door to ensuite

ENSUITE

Double glazed frosted window, 3-piece suite, low level WC, pedestal hand wash basin with mixer taps, walk-in shower cubicle with shower and tiled splash

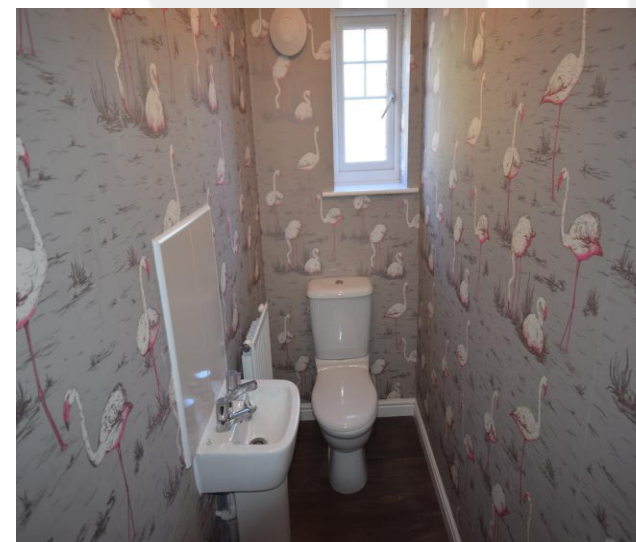
BEDROOM 2

8' 11" x 9' 8" (2.74m x 2.96m)

Double glazed window and radiator

BEDROOM 3

9' 4" x 7' 1" (2.87m x 2.16m) Double glazed window and radiator



BATHROOM

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

GARDEN

Rear enclosed easy maintenance garden with artificial grass and side 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 **

