



#### DIRECTIONS

From our office turn left onto Market Street heading towards the Farmers Arms at the top of the street. At the junction turn right onto Queen Street and proceed along the road until you reach the traffic lights onto the A590. At the traffic light continue across the A590 onto Princes Street and continue along the road passing the Mercedes Benz showroom and Ulverston Victoria High. Proceed along the road until it becomes Springfield Road then Mountbarrow Road. Turn right onto Birkett Drive then immediate right onto Rusland Crescent, follow the road around in a loop and the property is on the right hand side opposite Weston Avenue.

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BAND: C

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains water, drainage, gas and electric are connected.



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



**£269,950**



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GARAGE &  
PARKING

**62 Rusland Crescent, Ulverston,  
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Offered for sale with no chain this three-bedroom semi-detached bungalow, situated in this popular location on Croftlands offers most comfortable and cosy accommodation with the advantage of enclosed low maintenance garden to the rear. The property is complimented with gas central heating system, double glazing and benefits from hall, lounge, kitchen, conservatory and shower room. Externally there are low maintenance gardens, drive and garage, convenient access to local amenities on Central Drive.



Approach by a pathway leading to the side. UPVC door with patterned glass pane opening into:

#### HALL

Cloaks cupboard, radiator and internal doors giving access to lounge, two bedrooms and shower room. Loft access with loft ladder, partly boarding, electric light and housing the Worcester Bosch gas boiler.

#### LOUNGE

17' 9" x 10' 2" (5.41m x 3.1m)

Pleasant room of generous proportion, centred around a beige-shaded surround housing electric fire. Radiator, telephone point, TV aerial and uPVC double glazed patio doors with pleasant outlook to the garden. Internal doors open from the lounge to the kitchen and bedroom three/dining room dependant on the proposed purchasers requirements.

#### KITCHEN

8' 7" x 7' 7" (2.62m x 2.31m)

Fitted with a range of base and wall units with brushed steel effect handles, working surface incorporates a one and half bowl stainless steel sink unit with mixer tap over, four ring electric hob, extractor hood and oven, finished with tiled splashback, overhead light and power points. A uPVC door from the kitchen opens into the conservatory.

#### CONSERVATORY

Excellent room creating further living space with glazed roof, fitted roller blinds to the windows, wall mounted electric radiator and wall lights. Dual uPVC doors provide access to the rear garden.

#### BEDROOM/DINING ROOM

11' 10" x 9' 4" (3.61m x 2.84m)

Versatile room with double glazed window facing the rear aspect and garden. Radiator, overhead light and power points.



#### BEDROOM

Double room, situated to the front with uPVC double glazed window, overhead light, tv aerial point and radiator

#### BEDROOM

8' 10" x 8' 8" (2.69m x 2.64m)

Providing overhead light, radiator and uPVC double glazed window facing the front elevation.

#### SHOWER ROOM

5' 10" x 5' 9" (1.78m x 1.75m)

Fitted with a modern three suite comprising of low level, dual flush WC, wash hand basin inset within a vanity unit with storage beneath, separate shower enclosure with Triton thermostatic, electric shower with flexi track spray. Finished with full wall tiling in natural tones, extractor fan, wall mounted chrome tubular vertical towel rail, uPVC double glazed window to the side elevation.

#### EXTERIOR

The front garden is laid with pebble style chippings, blocked paved driveway to the side of the garden leading to the garage. The rear garden is again low maintenance, with central feature and flagging.

#### GARAGE

Electric light and power.

