



2 Sheriff Bank, Greenodd

Guide Price £298,000





2 Sheriff Bank

Greenodd, Ulverston

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Two bedroom bungalow
- Two reception rooms
- Lovely rear garden and patio
- Off road parking for three vehicles
- Elevated position commanding panoramic views
- Close to the Lake District National Park
- Easy access to Ulverston, Kendal, Grange and the M6

Property Description

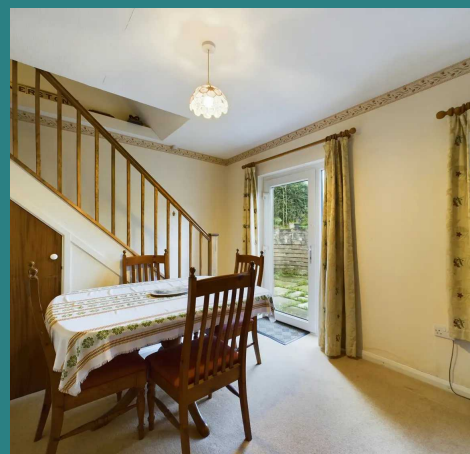
Hallway

Accessed via obscured upvc double glazed front door, L-Shaped carpeted hallway with radiator and wall mounted coat hooks leading to Living Room, Kitchen, Bedroom one and the Dining Room.

Living Room

15' 8" x 13' 1" (4.78m x 4.00m)

A spacious and bright dual aspect living room with feature open fire with stone surround and hearth, two radiators and two double glazed upvc windows to the front and side aspect with superb views over the estuary to the fells beyond.



Kitchen

With a range of traditional fitted units and a complementary worktop incorporating a tiled splash back, stainless steel sink and drainer, space for a cooker with extractor fan over, space and plumbing for a washing machine & dryer, space for an upright fridge/freezer, radiator and a gas combi boiler. UPVC double glazed windows provide a lovely outlook to the front aspect overlooking the valley and estuary. Access to the Garage.

Bedroom One

11' 10" x 12' 8" (3.60m x 3.85m)

Good sized carpeted double bedroom with built in storage cupboards, double radiator and upvc double glazed window overlooking the rear garden.

Dining Room

12' 5" x 9' 11" (3.79m x 3.01m)

Carpeted reception room with stair case leading to the first floor, with upvc double glazed patio door and window to the rear aspect, under stair storage cupboard and a radiator.

Bathroom

6' 8" x 5' 10" (2.03m x 1.79m)

Tiled bathroom incorporating a three piece suite, consisting of a low level w/c, vanity unit with sunken sink and additional storage and a corner bath with mains fed shower. Obscured upvc window to rear aspect and radiator.

Landing

Carpeted staircase leading from the dining room to the 1st floor landing with integral bookshelf and access to the office.

Office

12' 6" x 8' 10" (3.82m x 2.70m)

Reception room currently utilised as an office to the first floor, with access onto the bedroom, built in storage cupboards and a velux window to the front aspect.

Bedroom Two

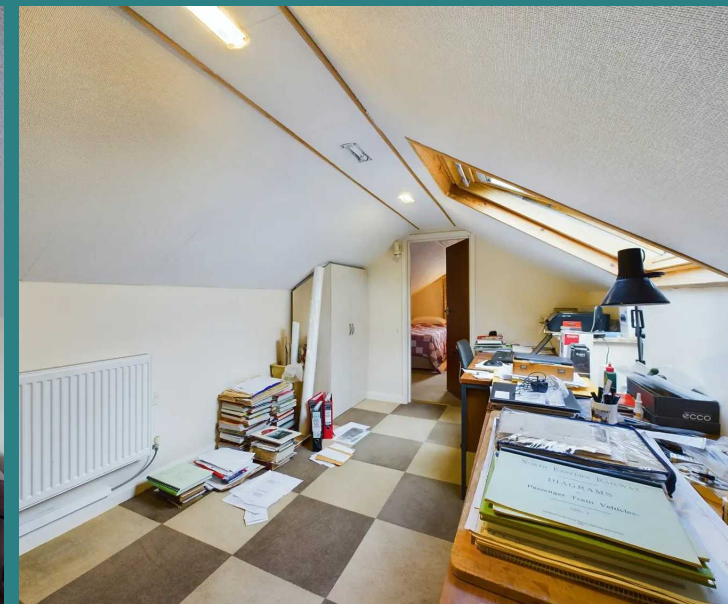
11' 7" x 9' 3" (3.52m x 2.82m)

Carpeted double bedroom with built in storage cupboard, integral book shelf, and upvc double glazed window to the side aspect.

Garage

9' 4" x 10' 9" (2.85m x 3.28m)

Single garage with manual up and over garage door, electric consumer unit, power and lighting with access to the workshop to





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9' 4" x 10' 9" (2.85m x 3.28m)

Single garage with manual up and over garage door, electric consumer unit, power and lighting with access to the workshop to the rear.

Workshop

Rear workshop with power and lighting incorporating built in units and worktop with a rear aspect window.

Front Garden

Paved path leading up to the front door with raised gravelled terrace with far reaching views over the village, estuary and the fells beyond.

Rear Garden

Spacious rear garden consisting of a paved patio with steps leading to a raised level lawn with decorative stone edging along with another raised area currently housing a garden shed. The rear garden backs onto open fields and enjoys panoramic views over the bungalow's roof top to the countryside beyond.

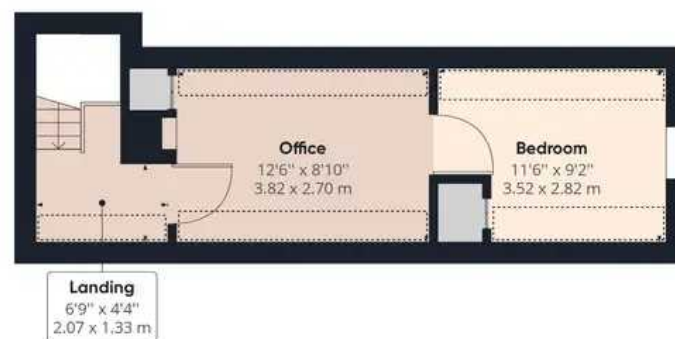
Parking

Off road parking for one via the driveway in front of the garage with two additional parking spaces to the other side of the graveled terrace.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1179.58 ft²
109.59 m²

Reduced headroom

75.57 ft²
7.02 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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