

Total area: approx. 75.0 sq. metres (807.8 sq. feet)

**DIRECTIONS**

Proceeding out of Ulverston along the Coast Road, continue past Bardsea, Baycliff and then Aldingham heading passed Newbiggin towards Rampside. Turn left at the roundabout onto Rampside Road and just before the Clarkes Arms, turn right into Bow Windows Avenue where the property is directly in front of you.

The property can be found by using the following "What Three Words" <https://w3w.co/contained.diner.defining>

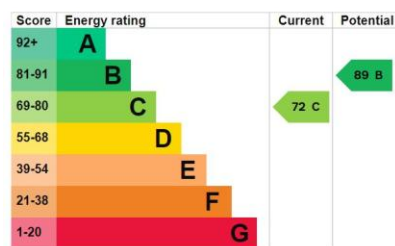
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, water, gas and electricity are all 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.



**£215,000**



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PARKING

18 Bow Windows Avenue,  
Barrow-in-Furness, LA13 0SF

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

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Modern semi detached house located in the popular coastal village of Rampside in a quiet cul-de-sac location and closely situated to the seafront but still with access to amenities and transport links plus being in catchment for Primary and Secondary schools. Comprising of entrance hall, lounge with wood burning stove, kitchen/diner with access to the rear garden and downstairs WC plus three bedrooms, two of which are doubles with the master having an ensuite plus a family bathroom. Benefiting from gas central heating system and uPVC double glazing as well as private well presented gardens with lawn, patio areas and driveway.



Accessed through a PVC door into:

**ENTRANCE HALL**

Door to lounge, stairs to first floor and radiator. Door to:

**CLOAKROOM/WC**

Two piece suite comprising of WC and wash hand basin. UPVC double glazed window, radiator and ceiling light point.

**LOUNGE**

13' 9" x 12' 9" (4.20m x 3.90m)  
Wood burning stove, understairs cupboard, wood laminate flooring and uPVC double glazed window to front. Open double doorway to:

**KITCHEN/DINER**

14' 10" x 11' 3" (4.53m x 3.44m)  
Fitted with a comprehensive range of modern shaker style base, wall and drawer units with wooden worktop over incorporating stainless steel sink with drainer and mixer taps. Integrated electric double oven, five ring gas hob with cooker hood over. Space and plumbing for washing machine, wall mounted combination boiler for the hot water and heating system, ceiling light point and radiator. French doors to rear garden.

**FIRST FLOOR LANDING**

Doors to all bedrooms and bathroom.

**MASTER BEDROOM**

11' 8" x 10' 0" (3.58m x 3.07m)  
Double room with uPVC double glazed window to front, ceiling light point and radiator. Door to:



**ENSUITE**

Three piece suite comprising of WC, vanity unit housing wash hand basin with mixer taps and cupboards under and separate shower cubicle. Ladder style radiator, spot lights to ceiling and opaque uPVC double glazed window.

**BEDROOM**

10' 0" x 8' 5" (3.05m x 2.57m)  
Further double room with ceiling light point, radiator and uPVC double glazed window.

**BEDROOM**

7' 2" x 6' 1" (2.20m x 1.86m)  
Single room with uPVC double glazed window, ceiling light point and radiator.

**BATHROOM**

Fitted with a modern three piece suite comprising of paneled bath with mixer tap and microphone shower attachment, plus further shower with over head rainfall shower head, low level, dual flush WC and vanity unit housing sink with mixer tap and cupboard under. Tiled to wet area's, ladder style radiator and spot lights to ceiling. Opaque uPVC double glazed window.

**EXTERIOR**

Private well presented gardens with lawn and patio areas and driveway to front.

