



76 Rusland Crescent

Ulverston, LA12 9LZ

£175,000



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Vestibule

This room is decorated with a fitted carpet and comes with a double power point in the cupboard. Doors provide access to reception room two.

Reception Room One

14'6 x 10'9 (4.42m x 3.28m)

UPVC double glazed front aspect windows. This room is decorated with cornice and a fitted carpet. It comes with a double radiator, one single and two double power points. Doors provide access to the hallway, and there is open access to reception room one.

Reception Room Two/Dining Room

11'3 x 7'0 (3.43m x 2.13m)

UPVC double glazed side aspect windows. The main feature of this room is that it provides open plan access to reception room one. The room is decorated with a fitted carpet and cornice and it comes with a double radiator and two single power points. Doors provide access to the vestibule.

Reception Room Three

8'4 x 7'7 (2.54m x 2.31m)

UPVC double glazed rear aspect windows. This room is decorated with cornice and a laminated floor. The room comes with a single radiator, one single and one double power point. Doors provide access to the hallway and there is open access to the kitchen.

Kitchen

10'4 x 8'3 (3.15m x 2.51m)

UPVC double glazed rear aspect windows. The kitchen has been fitted with a good range of traditional, flat front, laminate base and wall units, laminate work surface and a single stainless steel sink unit with mixer

tap and inset drainer. The kitchen is decorated with an attractive pastel tiled splash back and comes with a single radiator, one double and two single power points. There is space for a fridge freezer, recess plumbing for a washing machine and a cooker. The cooker is available for negotiation upon sale. Doors provide access to the hallway and there is open access to reception room one.

Ground Floor Landing

10' x 6'0 (3.05m x 1.83m)

There is a double radiator on the landing and an under-stairs cupboard.

Shower Room

7'1 x 6'0 (2.16m x 1.83m)

UPVC double glazed side aspect windows. This white with chrome fitment, three piece suite comes with a low level flush W/C, a pedestal wash basin, and a shower that is disability adapted with a seat. It also has a thermostatic shower with a self draining base. The room is decorated with cladding to the walls and ceiling and comes with a single radiator and an airing cupboard.

Bedroom One

12'6 x 10'0 (3.81m x 3.05m)

UPVC double glazed side aspect windows. This room has eaves storage a single radiator, a single power point and is decorated with a fitted carpet.

Bedroom One En-suite

6'7 x 5'5 (2.01m x 1.65m)

This is a modern mint green with chrome fitment, three piece suite. It comes with a low level flush W/C, a pedestal wash basin and an electric shower cubical with thermostatic self draining base. The room is decorated with full complementary tiling and comes with an extractor fan. There is also a newly fitted boiler located in the cupboard (fitted in April 2019).

Bedroom Two

11'7 x 9'8 (3.53m x 2.95m)

UPVC double glazed rear aspect windows. The main feature of this room is that it provides beautiful views over to Kirby Moore. This room is decorated with a fitted carpet and comes with a single radiator and a single power point.

Garage

Single detached garage with up over, side aspect external doors. There is a light in the garage and power.

Exterior Rear

To the rear aspect is a private, superbly presented garden with a patio providing a lovely outdoor living space.



Road Map



Hybrid Map

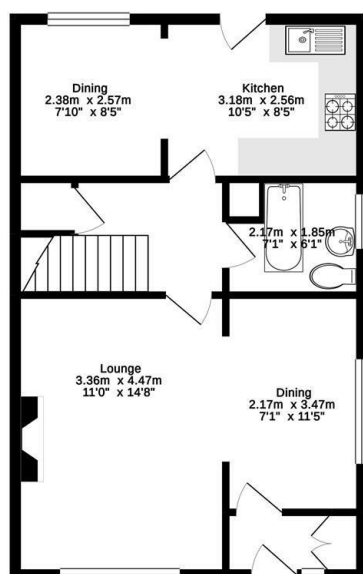


Terrain Map

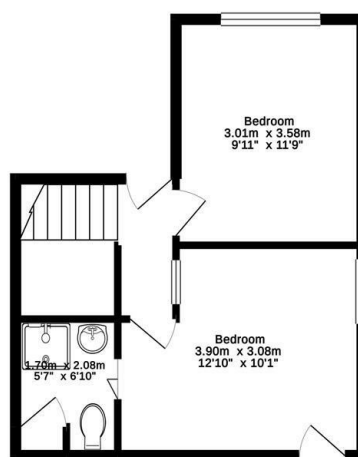


Floor Plan

Ground Floor
49.1 sq. m. (529 sq. ft.) approx.



1st Floor
32.0 sq. m. (345 sq. ft.) approx.



TOTAL FLOOR AREA: 81.1 sq. m. (873 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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