

11 BAY VIEW ROAD, BAYCLIFF, ULVERSTON, CUMBRIA, LA12 9ST

EXTERNALLY

To the front there is a private parking bay and gated access to the front forecourt. The forecourt provides a sunny seating area, access to the front door and path continues to the side with gated access to the rear garden area. The rear garden has a flag patio with French doors to the living room. An area of grass in front of a raised deck which has inset lighting and adjacent is a useful wooden storage shed. A pleasant enclosed garden.

DIRECTIONS:

Leaving Ulverston along the coast road continue past the Conishead Priory with the Bay on the left hand side. Proceed along the road and through the woodland and Baycliff is to your right. Bear off the road to the right into the village, take the first turning right into Sunbrick Lane, first left into Bay View Road proceed towards the cul-de-sac and number 11 situated on your left hand side.

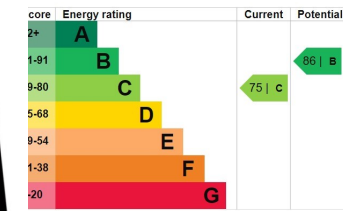
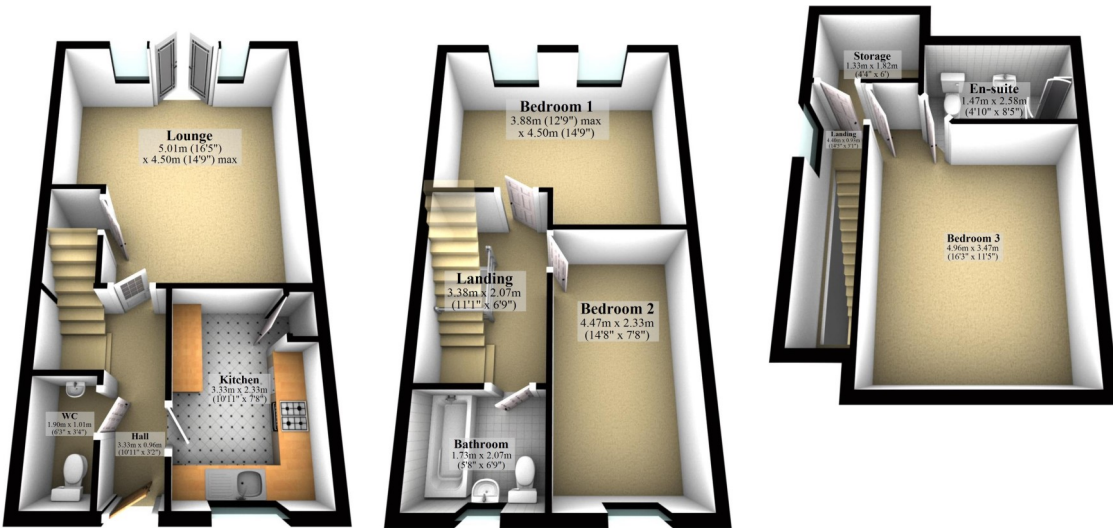
TENURE: Freehold

COUNCIL TAX: Band C

LOCAL AUTHORITY: South Lakeland district Council

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

Viewing strictly through J H Homes.



Well Presented Three Bedroom  
End-Terrace House, Popular Coastal Village  
FOR SALE £235,000



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This is an excellent opportunity to purchase a comfortable well-presented modern end-terraced house in this popular coastal village within a quiet cul-de-sac position. Having been owned by the current owners since new, the property is presented to a high standard with light and neutral decor and offers three bedrooms over three floors with the top floor bedroom having an en-suite shower room. There is private off-road parking and enclosed rear garden area with deck and patio. From the front there are views over the rooftops of Baycliff toward open countryside and Morecambe Bay beyond. Baycliff offers convenient access to the popular market town of Ulverston a short drive away as well as Barrow-in-Furness. Beyond Ulverston is the Lake district National Park and this property is considered suitable for both permanent or second home occupation. In all an excellent property with accommodation comprising of entrance hall, WC, living and dining room, fitted kitchen with breakfast bar, three good bedrooms conveniently laid across the two upper floors, family bathroom and en-suite shower room. The property has gas central heating uPVC double glazing and early inspection invited and recommended.

For more information call **01229 314049 or 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

EPC Rating: C



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### ACCOMMODATION

The property is accessed via a composite front door with the double-glazed fan light which opens to the entrance hall.

### ENTRANCE HALL

Has a wood grain effect laminate floor which continues through the hall and into the adjacent living/dining room. An attractive entry point to the property with central heating radiator, staircase to the side leading to the First floor and a door to the ground floor WC.

### WC/CLOAKROOM

Provides a low flush WC, pedestal wash hand basin mixr tap and central heating radiator with tiling to the floor. Within the WC there is a ducted extractor fan and houses the circuit breaker. e

### KITCHEN

**10ft 11' 3.34 x 7ft 7' 2.33**

uPVC double glazed window to the front elevation which offers an aspect beyond the neighbouring properties towards the countryside and Morecambe Bay beyond. Attractively presented and comprehensively fitted with an attractive range of base and wall units with cream decor panels with metallic handles and a grey slate effect work surfacing with tiled upstands. The surfacing extends to a breakfast bar area. There is a built-in electric oven and a gas hob, fridge and freezer with matching decor panels. A wall cupboard houses the gas central heating boiler. An attractive modern kitchen with a lovely outlook.



### SITTING/DINING ROOM

**16ft 5' 5.00 x 14ft 9 4.51/11ft 6' 3 3.52**

With a set of uPVC double glazed French doors and side windows opening to the rear garden. This lovely room is of excellent proportions with a feature modern electric fire to the wall, two central heating radiators, power points, three ceiling lights while the room is neutrally decorated. A door opens to a useful under stairs storage cupboard.



From the entrance hall the staircase proceeds to the first-floor landing which has a double-glazed window, integrated smoke alarm, access to two bedrooms and the bathroom. A further feature staircase proceeding to the second floor.

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### BEDROOM ONE

**14ft 9' 4.50 x 12ft 7' 3.84** maximum overall.

An excellent double bedroom of great proportions with two uPVC double glazed windows to the rear elevation and two central heating radiators. The room has ample space for a large bed and bedroom furniture, while the room provides two overhead lights, neutral décor and power points.



### BEDROOM TWO

**14ft 8' 4.49 x 7ft 8' 2.33**

This lovely bedroom is currently used as an excellent dressing room and has a light and neutral décor theme. There is a radiator, overhead light, power points and uPVC double glazed window to the front elevation offering a lovely aspect towards open country side and Morecambe Bay beyond the neighbouring properties.



### BATHROOM

**6ft 9' 2.86 x 5' 8 1.73**

A lovely modern bathroom with a three-piece suite in white comprising bath with glass shower screen and mixer tap shower fitment, pedestal wash hand basin with mixer tap and low flush WC. There is tiling to the floor and splash backs around the bath and half the remaining walls. uPVC double glazed pattern glass window to the front elevation



From the first floor landing the staircase continues to the upper floor with a uPVC double glazed window to the gable. The landing has a door to a useful storage cupboard and further door offering access to the bedroom.

### BEDROOM THREE

**13ft 9' 4.19 x 11ft 5' 3.48**

Within the room there are two velux double glazed roof lights which offer again a stunning aspect over the village and countryside (for the taller viewer). The bedroom has an attractive decor finish in a cream and white with a light woodgrain effect laminate style flooring. There is a central heating radiator two spotlight tracks, power points and access to the loft. A door provides access to the en-suite shower room.



### EN-SUITE

**8ft 6' 2.59 x 4ft 10' 1.47**

With a double-glazed velux roof light. An excellent facility with a three-piece suite in white comprising shower cubicle with Mira sport electric shower, pedestal wash basin with mixer tap and a W/C. Finished with a tiled floor, central heating radiator, light décor and attractive presentation.