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INDEPENDENT SALES & LETTING AGENTS



# 57 Rusland Crescent

## Ulverston, LA12 9LZ

**Offers In The Region Of £265,000**

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# 57 Rusland Crescent

## Ulverston, LA12 9LZ

## Offers In The Region Of £265,000







*A superb true bungalow, pleasantly situated within this quiet and popular area of Croftlands, occupying a particularly desirable corner plot and offering an abundance of outside space. The property presents an excellent opportunity for those seeking single storey living in a peaceful residential setting, with the added benefit of no upper chain, allowing for a potentially smoother and swifter purchase. Convenience is also a key feature, with a nearby bus route providing transport links, alongside local shops and schools all within easy reach. Early viewing recommended.*

Entering the property through the entrance hall, which offers plenty of space for coats and shoes, you are then welcomed into the generously sized lounge.

The lounge offers ample room for a variety of furniture arrangements, including both lounge and dining areas, providing a comfortable and versatile setting for relaxing or entertaining. A window to the front allows natural light to flow into the room, while an electric fire with cream stone effect surround creates an attractive focal point.

The kitchen is conveniently positioned off the lounge and is fitted with a range of traditional laminate base and wall units, offering ample worktop space for everyday cooking and preparation. Appliances are available by separate negotiation.

The inner hallway, centrally positioned within the property, provides access to both bedrooms and the wet room. Both bedrooms are double in size, offering comfortable and versatile accommodation. One of the bedrooms benefits from French doors providing direct access to the garden. This room also offers flexibility for alternative use, whether as a dining room, home office or additional reception space, making the most of its garden outlook and access.

Completing the accommodation is the wet room, fitted with a shower area, wash basin and WC, offering a practical and accessible bathing space.

### Entrance Hall
2'10" x 5'11" (0.87 x 1.82)

### Lounge
15'8" x 11'11" (4.80 x 3.64)

### Kitchen
10'10" x 6'0" (3.32 x 1.84)

### Bedroom One
13'8" x 8'8" (4.19 x 2.65)

### Bedroom Two
9'3" x 8'9" (2.84 x 2.68)

### Wet Room
5'10" x 5'10" (1.78 x 1.79)

### Garage
18'0" x 9'0" (5.51 x 2.75)



- Semi detached, true bungalow
- Corner plot offering ample garden and parking space
- Close to bus routes, shops and schools
- No upper chain
- Detached garage with off road parking
- Council tax band - B

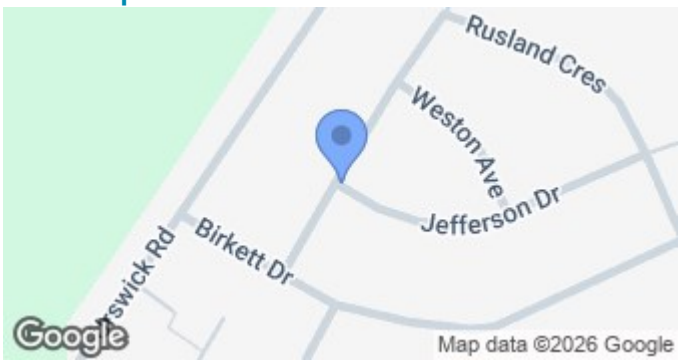




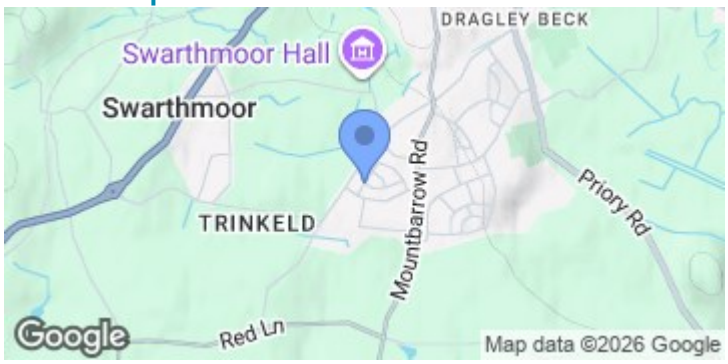




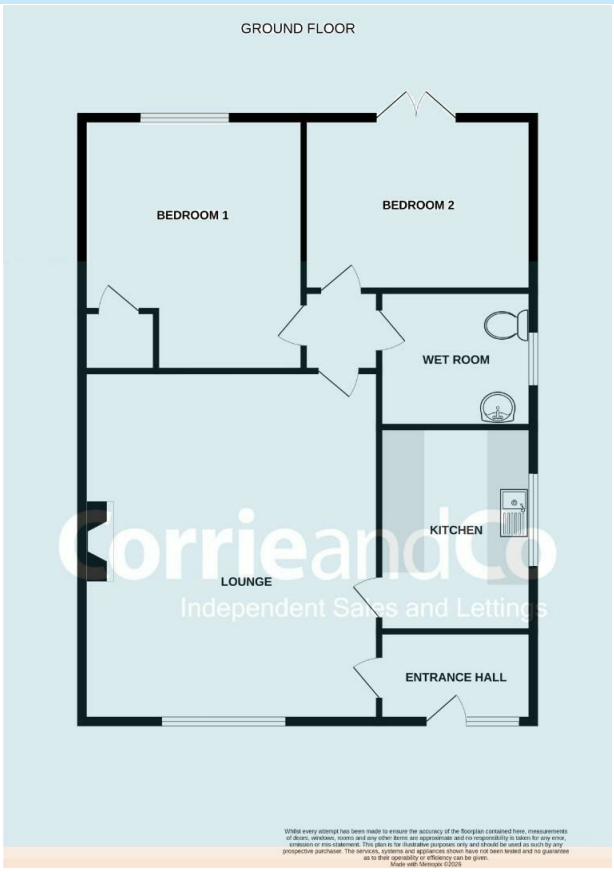
## Road Map




## Terrain Map




## Floor Plan




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Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

