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**Located In The Rusland Valley Being Within The Lake District National Park**



## **1 Damson Cottage Satterthwaite, Ulverston, LA12 8LT**

**Price: £265,000 Region with no chain.**

**Viewing: Through Richard Turner & Son Bentham Office.**

An attractive modern semi-detached house having UPVC double glazing, oil fired central heating, 3 bedrooms, kitchen/breakfast room, lounge, bathroom.

Private driveway with parking for 2 vehicles, garden shed and patio area, situated in the picturesque village of Satterthwaite.

**\*\*Property subject to Local Occupancy within South Lakeland.\*\***

**INTERNAL INSPECTION HIGHLY RECOMMENDED.**

**Accommodation**  
**Comprising:**

(Newly fitted sealed unit double glazing, newly installed oil fired central heating, all rooms having satellite TV).

**Ground Floor:**

**Entrance Porch:**

Electric and water meters. Centre light, smoke alarm.

**Hallway:**

Centre light.

**Dining Kitchen:**

15'4 x 12'9 max  
(4.67m x 3.89m max)

**Kitchen Area:** Fitted kitchen incorporating single drainer sink unit with mixer tap, fitted wall cupboards and storage shelves. Fridge, freezer, electric double oven, washing machine, tumble dryer, dish washer included in the sale. Exposed wood beams.

**Dining area:** French doors to patio area and garden.



**Lounge:**

15'4 x 11'2 max  
(4.67m x 3.40m max)

Fireplace with electric wood burner effect stove. Exposed wood beams, TV point and broad band (*mobile phone via "Vodafone Sure Signal"*).

**First Floor:**

**Double bedroom 2:**

9'10 x 9'6 max  
(2.99m x 2.90m max)

Centre light, fitted wardrobes



**Double bedroom 1:**

11'2 x 8'10 max  
(3.40m x 2.69m max)

Centre light, fitted wardrobes



**Single bedroom 3:**

8' x 6'3  
(2.45m x 1.89m)

Centre light.

**Bathroom:**

6'3 x 6'3 (1.89m x 1.89m)

3 piece bath suite, newly fitted shower cubicle with large enclosure.

**Outside:**

Private parking for 2 vehicles, patio garden area to rear with garden shed.

**Services:** Mains water, electricity and drainage connected.

**Tenure:** Freehold with vacant possession upon completion.

**Solicitors:** 'D' (Verbal enquiry only.)

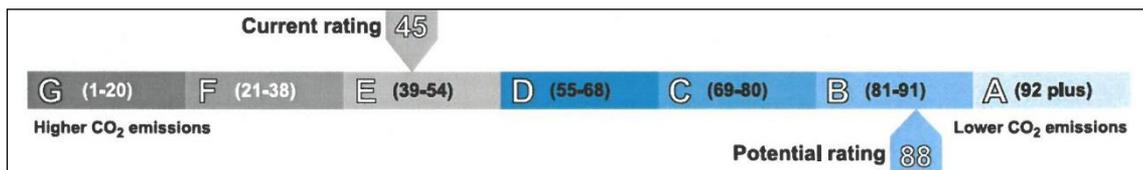
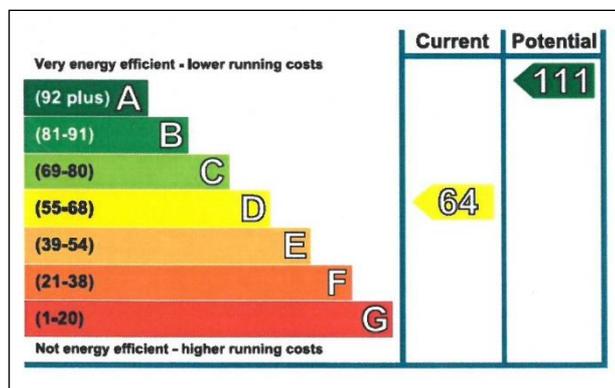
**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

**Through whom all offers and negotiations should be conducted.**

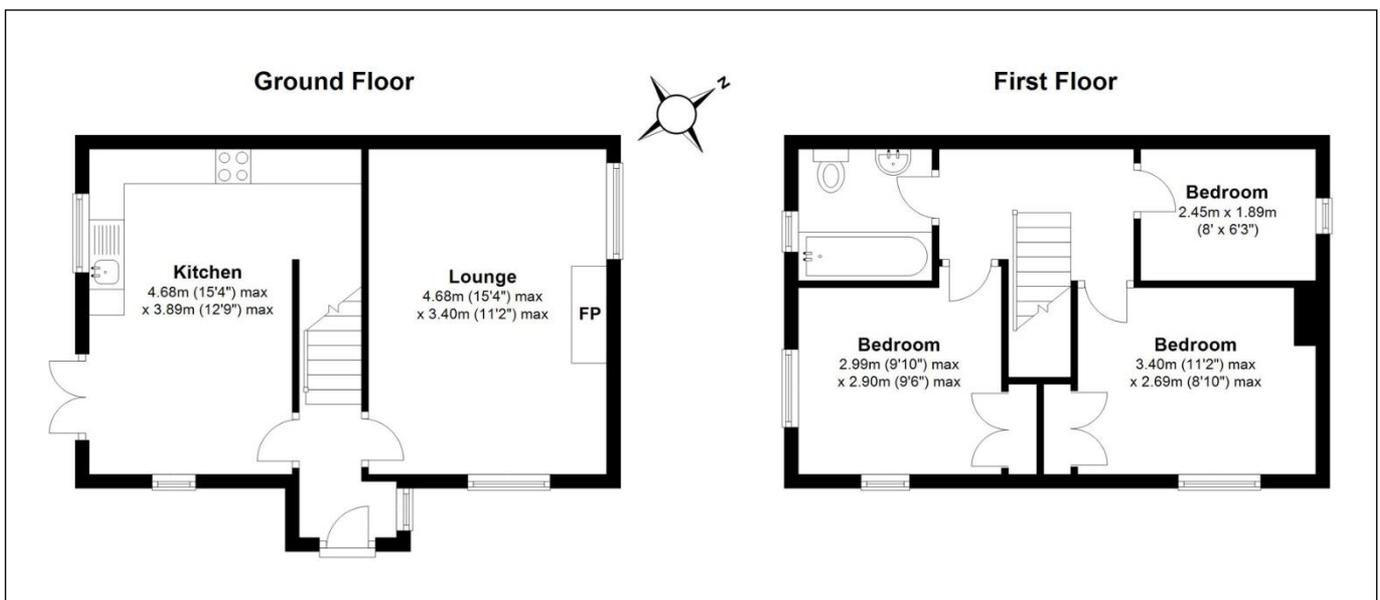
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

*Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.*

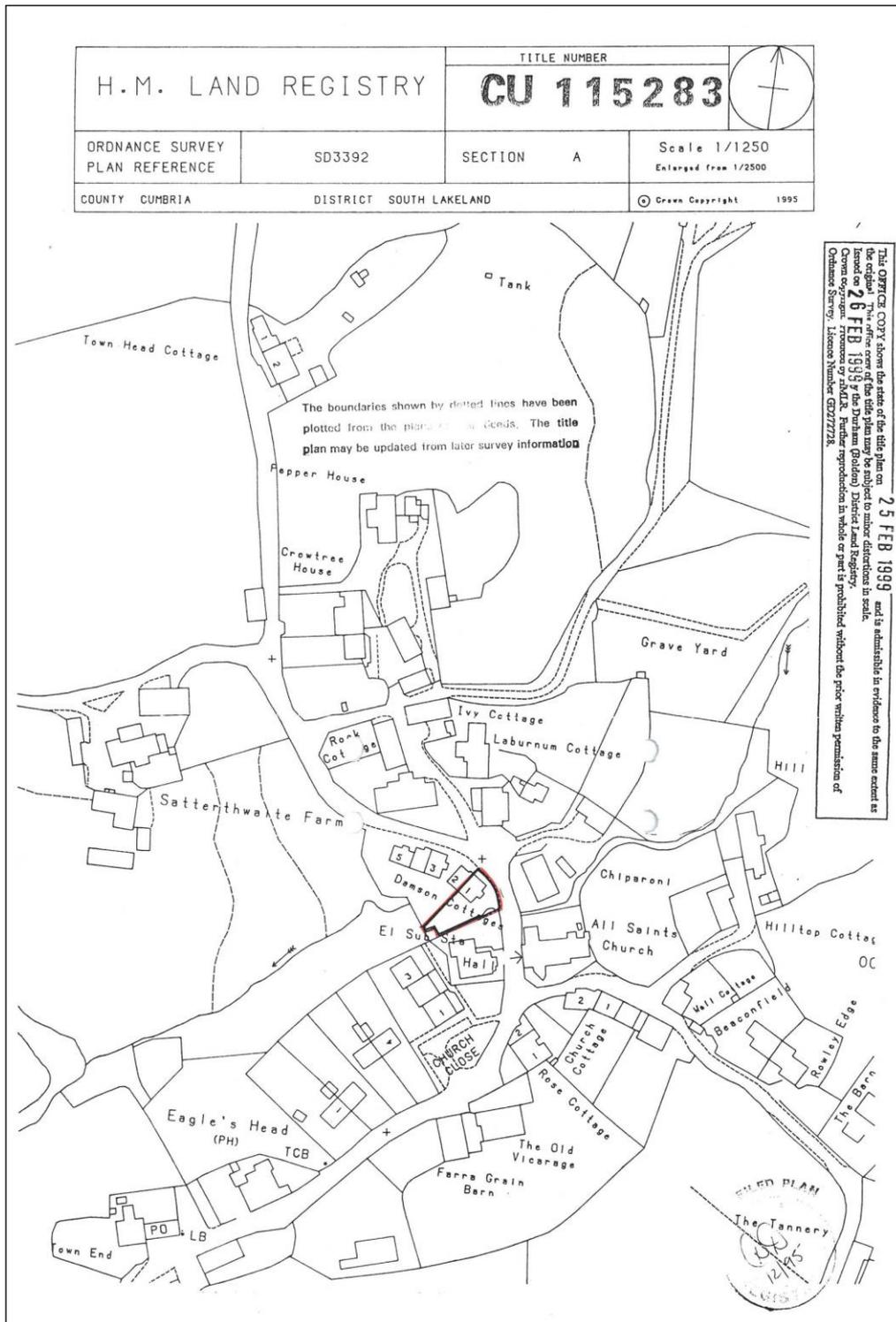
### Energy Performance Certificate



### Floor Plan



## Boundary Plan



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