



2 Gunstan Terrace, Lowick Green

For Sale By: Private Treaty

**Price: Guide Price
£ 200 - 220,000**

On instructions from the Owners

Particulars of the
mid-terraced cottage
known as

THE OLD SHOP
2 GUNSTON TERRACE
LOWICK GREEN

FOR SALE BY
PRIVATE TREATY

GUIDE PRICE £200,000 - £220,000

SITUATION

The property is situated in the village of Lowick Green with good access to the A590, Ulverston, Barrow in Furness, Kendal and the Lake District National Park.

DIRECTIONS

From the A590, turn off to Greenodd, continue on the A5092 and the property is on the left hand side, approximately half a mile past the Lake District National Park sign, opposite the turning to Torver

DESCRIPTION

The property is a mid-terraced cottage, ideal for permanent occupation or as a holiday home. The current owners have recently renovated the property to a good standard and wet electric heating and double glazing is installed.

ACCOMMODATION

(all measurements are approximate)

Ground Floor

Traditional Lakeland style Porch with half glazed door

Sitting Room – 13'5" x 10'11" (4.08m x 3.33m) having a front aspect, window seat, arched alcove, Morse multi fuel stove set on a Lakeland slate hearth with exposed beam, central heating thermostat and T.V. aerial point

Dining Room – 10'10" x 9'8" (3.29m x 2.83m) with front aspect, feature arched alcove and radiator

Inner Hallway having a tiled floor and understairs storage cupboard

Kitchen – 10' x 9'8" (3.05m x 2.83m) with rear aspect, door to rear, range of fitted hardwood base and wall units, work surfaces incorporating single drainer stainless steel sink unit with mixer tap over, integrated dishwasher, integrated fridge, original chimney breast housing range style cooker with extractor fan above and down light incorporated. Feature slate beam and exposed stonework. Low voltage down lights, radiator and floor and wall tiling.

Utility Room – 10' x 8'7" (3.05m x 2.01m) having opaque window to rear aspect, fitted hardwood base and wall units, work surfaces, plumbing for automatic washing machine, space for dryer and separate freezer. Radiator, wall mounted central heating boiler, Survic control and meters in one of the kitchen units. Access to Cloakroom

Cloakroom comprising a two piece suite of low level W.C. macerator and wall mounted wash hand basin

Staircase from the inner hall to

First Floor

Half Landing with radiator, opaque glass window to rear aspect and deep window sill

Landing having access to the loft providing storage and the hot water tank. There is potential for additional living space, subject to the necessary planning permission and building regulations

Bedroom 1 – 12' x 10'1" (3.65m x 3.32m) with window to front aspect giving views of the surrounding countryside and window seat

Bedroom 2 – 10'10" x 9'9" (3.30m x 2.99m) having window to front aspect and views of the surrounding countryside and window seat

Bedroom 3 – 10'2" x 9'8" (3.09m x 2.82m) with radiator

Bathroom comprising a four piece suite of off-set corner bath with electric Prime Infestive shower over, Bemis low level W.C., bidet and wash hand basin in vanity unit. Mirror wall mounted cupboard, fully tiled in white with borders, black floor tiles with coloured relief, chrome heated ladder style towel rail.

Outside

We are informed that the front is owned by The Old Shop with parking permitted for Fern Cottage, Corner Cottage and The Old Shop. To the rear of the property, access shared by all three properties, wrought iron gates lead to dog kennel and log store. We are informed that this belongs to The Old Shop.

Services

Mains water and electricity are connected.

Council Tax

The property is in Band C for Council Tax purposes.

TENURE

The property is freehold with vacant possession on completion.

VIEWING

By appointment through the agents

MISDESCRIPTIONS ACT

Every care has been taken in preparing these sales particulars but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.

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