

GARAGE: This is concrete sectional and provides electric light and power with a recently installed up and over door.

EXTERNAL

To the rear of the property there is a most attractive landscaped garden area which is enclosed with a gate to the side drive and fencing. There is a lower patio area with door adjacent to the kitchen, an outside tap with dividing railings to a central sweeping path to a further patio to the rear of the garage. The garden has a lawn to one side and gravel border and mature shrubs to the other. This is a lovely sunny aspect particularly sunny in the afternoon and early evening. To the front of the property there is an excellent area of parking, with the front garden having been tarmacked to create additional off road parking as well as on the shared drive way to the side. This area is brick sets edged to the boundaries. To the end of the driveway is a single garage.

TENURE: Freehold

COUNCIL TAX: Band D

LOCAL AUTHORITY: South Lakeland district Council

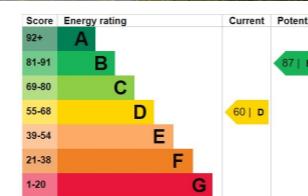
SERVICES: Mains drainage, gas and electricity are all connected.

Viewing strictly through J H Homes.



Estate Agency Act 1979

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**Three Bedroom Semi-Detached House
Popular and Sought After Location
FOR SALE £209,950**



25 JEFFERSON DRIVE, ULVERSTON, CUMBRIA, LA12 9LU

A fabulous semi-detached house situated in this popular and pleasing residential location to the outskirts of Ulverston. Presented by the current owners to an excellent standard having been improved and modernised over recent years. Offering a comfortable family home with gas central heating, double glazing, a modern fitted kitchen and bathroom. The accommodation briefly comprises porch, open plan living/dining room and fitted kitchen. To the first floor are three bedrooms and bathroom. There is an excellent garden to the rear which is a landscaped and enclosed with pleasant sunny aspects and the front garden has been tarmacked to provide additional parking as well as the shared driveway to the side which leads to a detached garage. The location offers convenient access to the town centre and local amenities including primary and secondary schools as well as the recreation area of Birkrigg Common. In all an excellent home being well presented, decorated and recommended for early viewing to avoid disappointment.

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

2 New Market Street
Ulverston
Cumbria
LA12 7LN

EPC Rating: D

ACCOMMODATION

The property is accessed via uPVC double-glazed feature door opening directly to the entrance porch. The entrance porch is sizable has two uPVC double glazed windows and electric heater, power point and inset lights to the ceiling. A uPVC door with pattern glazed upper pane opens into the lounge.

LOUNGE**12ft 9' 3.89 x 12ft 8' 3.86**

With a uPVC double glazed window to the front elevation. A lovely room that is open plan to the adjacent dining room. There is access to the Kitchen and to the first floor. The room offers a light and pleasant decor with a modern wall mounted remote control electric fire with a living flame effect, a central heating radiator, ample power points and telephone point. There is a door providing access to an under stairs store.

**DINING ROOM****11ft 4' 3.46 x 7ft 11' 2.42**

Open access from the adjacent lounge, the room offers a uPVC double glazed window to the rear elevation offering a lovely aspect onto the rear garden. Within the room is a radiator, continuation of the decor from the Lounge, power points and overhead light.

**KITCHEN****10ft 10' 3.30 x 7ft 4' 2.23**

Fitted with a most attractive modern range of wall and base units with a grain effect decor panel and modern metallic bar handles, complimented with a wood block effect work surfaces and wall tiling to the splash backs. The units comprise cupboards and drawers, integrated wine rack and appliances including a gas hob with stainless cooker hood above, a low-level electric oven and grill, space for a fridge freezer and recess space with plumbing for a washing machine. There is vinyl wood grain effect flooring, fitted light and ample power points. A modern and attractive kitchen providing a uPVC double glazed window and door to the rear garden.



From lounge the staircase leads to the first floor, which has a double glazed window with blind. Modern internal doors provide access to the three bedrooms and bathroom.

BEDROOM ONE**12ft 8' 3.88 x 9ft 11' 3.04**

A most pleasant double bedroom having light decor with a floral paper feature wall, central heating radiator, overhead light, radiator and power points. A uPVC double glazed window to the front elevation again with fitted blind provides outlook from the bedroom between the neighbouring properties towards Hoad Monument in the distance. A loft hatch drops down to reveal a folding ladder to the loft room.

**LOFT ROOM**

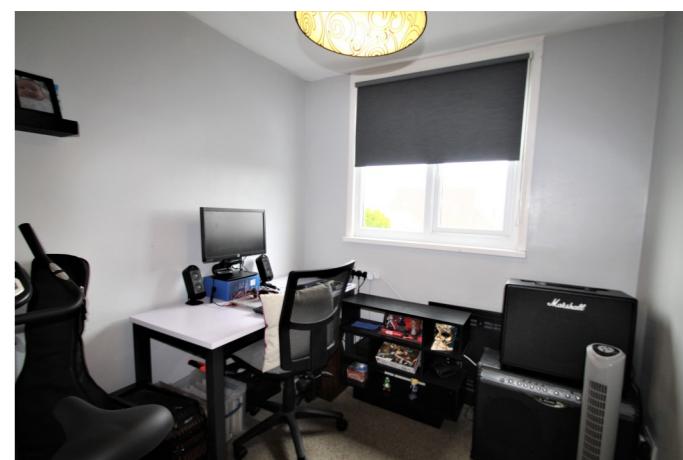
This area has a Velux roof light, boarded and houses the Worcester gas boiler for the central heating and hot water, a useful easy access storage area with light and power.

BEDROOM TWO 11ft 3.35 x 8ft 1' 2.47

A uPVC double glazed window with fitted blind to the rear elevation offering an outlook down to the garden and beyond neighbouring properties with glimpses of the farmland beyond. A pleasant bedroom with neutral décor, radiator and light.

**BEDROOM THREE 7ft 8 2.34 x 7ft 5' 2.26**

This is a good single bedroom with central heating radiator, power points and overhead light. Currently utilised as an excellent home office. There is a uPVC double glazed window with fitted blind.

**BATHROOM 5ft 9' 1.77 + entry recess x 5ft 6' 1.69**

Fitted with a modern three-piece suite in white comprising panelled bath with glazed shower screen, over bath thermostatic shower and mixer tap. There is a low flush WC with push button cistern and pedestal wash hand basin with mixer tap. The room has been finished with wall tiling to mid height, and fully tiled to the wall around the shower area. There is a tall chrome ladder style radiator, extractor fan and uPVC window.

