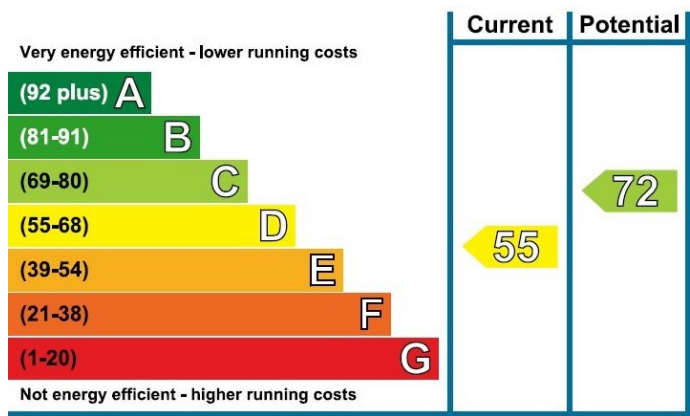
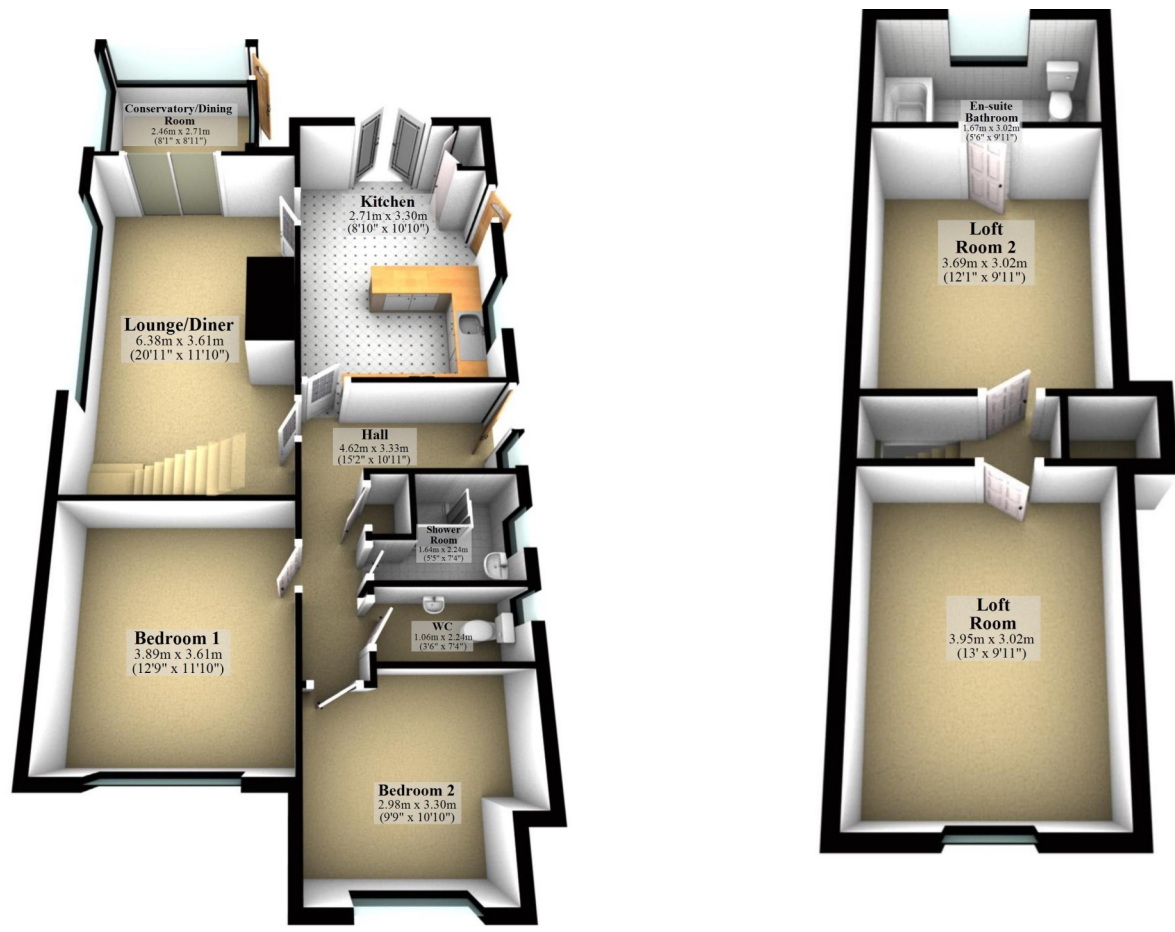


39 Birkett Drive, Ulverston, LA12 9LS



Estate Agency Act 1979
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

JH Homes
Detached family bungalow with two bedrooms & two loft rooms. Off street parking & Garden.
FOR SALE £325,000



39 Birkett Drive, Ulverston, LA12 9LS

Are you looking for something you can just move into? This detached bungalow offers versatility with two double bedrooms downstairs and then two further loft rooms offering occasional bedrooms or a perfect home office. Cited on a level plot with colourful garden area to the rear, ample parking and single detached garage, seeing is believing with all this home has to offer. Modernised both inside and out by the current owners there is a lovely feel as soon as you step through the door, the striking kitchen/diner offers a perfect place for entertaining with the outside being welcomed in through a set of patio doors to the well manicured garden. This theme is followed through to the lounge area which is cleverly partly screened to an open Garden Room, again allowing the eye to take in the outside space. In addition to the ground floor level is a shower room with modern fitments including a double walk in shower and further dramatic cloakroom/WC. Stairs lead from the lounge to two loft rooms and an en-suite bathroom with plenty of natural light coming through from the Velux windows.

For more information call 01229 314049 or 445004
2 New Market Street
Ulverston, Cumbria, LA12 7LN
EPC Rating: D

39 Birkett Drive, Ulverston, LA12 9LS

Entered through a composite door with opaque glazed inserts and full length double glazed opaque window to side.

ENTRANCE HALL

Decorative coving to ceiling, modern upright radiator, central ceiling light and cupboard with shelving and housing the wall mounted boiler.

KITCHEN/DINER

16' 9" x 10' 8" (5.11m x 3.25m)

Setting off the works completed by the current owner, this stunning kitchen really does need to be seen in person.

Kitchen Area.

Comprising of midnight blue, base, wall and drawer units including a handy pan drawer, with siltstone worktop over, matching up stands, incorporating composite sink and drainer with copper, swan necked mixer tap and finished off with complimentary handles. Integrated four ring 'Samsung' hob with modern cooker hood over, eye level Neff, slide and hide oven, featured in the nations favourite "Bake Off" series and eye level Neff microwave oven. Further integrated appliances include a upright fridge/freezer and dishwasher. Spot lights to ceiling and down lights over dividing worktop. UPVC double glazed window to the side.



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GARAGE

19' 7" x 8' 11" (5.99m x 2.72m)

Electric up and over door, two double glazed windows to the side, further single glazed window to the rear, sink with cold water feed, light, power and plumbing for washing machine.

DIRECTIONS:

From our office in the centre of Ulverston proceed up Market St, turn Left onto Queen Street and at the traffic lights continue straight across onto Princes Street continue towards the railway station with the Mercedes garage to your right. Continue past the primary school on the right, the Secondary School and Sixth Form on the left. Proceed through the dip, taking the first turning on the right onto Urswick Road, continue along the road taking the turning on the left onto Birkett Drive. Proceeding down Birkett Drive. The property is situated on the left.

TENURE: Freehold

COUNCIL TAX: Band

LOCAL AUTHORITY: South Lakeland district Council

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

Viewing strictly through J H Homes.

