



JH
Homes

£270,000



DIRECTIONS

From our office proceed up Market Street, turn left opposite the Farmers Arms onto Queen Street. At the traffic lights on Queen Street you will meet the A590, proceed straight over into Princes Street and continue along past the secondary school, up the steep hill along Mountbarrow Road. After passing Croflands primary school on the corner of Oakwood Drive/ Mountbarrow Road, continue and take the turning on your left onto Bigland Drive just before the Garage. Follow the road to the left then turn right into Birchwood Drive with the property being on your right hand side.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: South Lakeland District Council
 SERVICES: Mains drainage, gas, water and electricity are all connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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PARKING

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Homes

Estate Agency Act 1979

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**139 Birchwood Drive,
 Ulverston, LA12 9NY**

For more information call 01229 314049

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent family home to the upper end of the popular Cortland's estate, in a convenient and accessible location. Well-presented accommodation which has been extended and improved to offer porch, WC, former garage converted to an occasional family room/utility or fourth bedroom, open plan living room with open access to dining room, fitted kitchen with appliances, three further good bedrooms and family bathroom. South facing rear garden with lovely sunny aspects and brick set off-road parking to the front. Gas central heating, uPVC double glazing and offering a superb opportunity in a desirable location. Early viewing is invited and recommended.



Accessed for a uPVC double glazed door with patterned glass upper pane opening into:

ENTRANCE HALL

5' 1" x 3' 8" (1.56m x 1.12m)
Tiled floor, connecting pine doors leading to the two ground floor reception rooms and the ground floor WC.

WC

Tiling to floor and wall, WC push button flush and wash hand basin with mixer tap.

PLAYROOM/BEDROOM

15' 6" x 8' 2" (4.74m x 2.49m)
Converted out of the former integral garage with wood grain effect laminate flooring, radiator, two ceiling light cluster spotlights and plumbing for washing machine. UPVC double glazed window to the front elevation.

DINING ROOM

12' 4" x 8' 7" (3.78m x 2.63m)
Two uPVC double glazed windows to the side and rear elevation, radiator, ceiling light point and power sockets.

LIVING ROOM

21' 5" x 11' 4" (6.54m x 3.46m) widest points
Central feature fireplace with mantel over and modern living pebble flame gas fire. UPVC double glazed window to the front elevation, radiator and open access to the rear of the room to the adjacent dining room. Doors to staircase and spacious under stairs store which has electric light and coat hooks to the wall. Connecting doorway to kitchen.

KITCHEN

9' 4" x 8' 4" (2.86m x 2.56m)
Bright airy kitchen fitted with a modern range of base, wall and drawer units with patterned work surface and cream tiled splashbacks. Inset stainless steel gas hob with cooker hood over and low-level oven and grill below. Space and plumbing for dishwasher, single stainless steel sink and drainer with mixer tap and built-in fridge freezer. Wall mounted gas boiler for the central heating and hot water systems. Lime washed wood grain effect laminate flooring, radiator and uPVC double glazed window and half glazed door opening to the rear garden.

FIRST FLOOR LANDING

Turn at the half landing, access to loft from the landing which is partly boarded for storage. Pine doors to all bedrooms and bathroom.



BEDROOM

12' 6" x 9' 6" (3.82m x 2.92m)
Good size double room with radiator, ceiling light point and power sockets. UPVC double glazed window to the front that offers an aspect beyond the neighbouring properties towards countryside beyond.

BEDROOM

9' 7" x 8' 8" (2.93m x 2.66m)
Double room to the rear with uPVC double glazed window that offers a pleasant aspect be on neighbouring properties towards open farmland and Birkrigg in the distance. Light wood grain effect laminate flooring, radiator, ceiling light point and built-in wardrobes to one wall.

BEDROOM

9' 8" x 6' 7" (2.97m x 2.02m)
UPVC double glazed window to the front elevation again offering the outlook as bedroom one. Single room with radiator, ceiling light point and power socket.

BATHROOM

8' 7" x 7' 4" (2.64m x 2.25m)
Fitted with a four piece suite in white comprising of panelled bath, pedestal wash basin, WC and separate shower cubicle. Double-glazed window, tiling to half the wall plus shower cubicle splashbacks, radiator and woodgrain effect laminate floor.

EXTERIOR

The property has the advantage of a brick set double width driveway to the front elevation offering ample off-road parking. Access to the side leading to the rear garden. The rear garden is an excellent feature with a southerly aspect getting afternoon and evening sunlight. Brickset patio/seating area extending to the side, and an area of grass with wooden storage shed and variety of shrubs and bushes.

