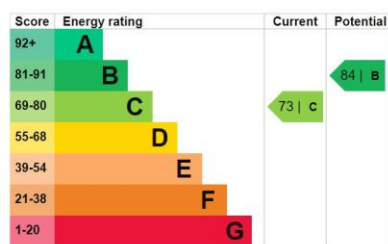


**DIRECTIONS**

From the Ulverston office proceed to the market cross and turn left onto Queen Street. At the traffic lights continue straight across into Princes Street past the Mercedes garage on your right and towards Ulverston Victoria High School on the left. Continue through the dip and on leaving the dip turn right into Urswick Road. Proceed along Urswick road taking the second turning on the left into Birkett Drive, turn right into Carlton Drive and immediately right into Dorchester crescent, turn right where the property is situated upon the left towards the head of the cul-de-sac.

**GENERAL INFORMATION**

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



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**GARAGE & PARKING**



**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.

18a Dorchester Crescent,  
 Ulverston, LA12 9LP

For more information call **01229 314049**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net



We are pleased to bring to the market this excellent family sized house situated in this popular cul-de-sac position on the Croftlands estate Ulverston. The property is extremely well presented throughout and offers comfortable and spacious family sized accommodation having four bedrooms, three of which are doubles with gas central heating system and uPVC double glazing. Set onto a pleasant plot with off-road parking to the front, large integral garage and attractive and enclosed garden to the rear. Comprising of hall, lounge, dining room, kitchen, four Bedrooms and bathroom to the first floor. Particularly well presented and is offered for sale for the first time in many years. In all a superb opportunity in a very popular position with early viewing invited and recommended.



Accessed through a feature mahogany shaded uPVC double glazed door which opens into:

#### ENTRANCE HALL

Wood grain effect laminate flooring, radiator and staircase to first floor with feature wooden handrail. Modern wooden internal door with feature glazed pane opens to:

#### LOUNGE

18' 1" x 12' 0" (5.51m x 3.66m)  
Mahogany shaded uPVC, double glazed box bay window to the front elevation with fitted vertical blinds. Feature, central fireplace with light woodgrain fire surround, conglomerate hearth and inset electric pebble glow flame effect fire. Coving to ceiling, moulded center light rose, two wall light points, radiator and modern wooden doors to a spacious under stairs storage cupboard. To the end of the room is an open double doorway to the dining room.

#### DINING ROOM

9' 3" x 15' 2" (2.82m x 4.62m)  
Set of uPVC double glazed French doors and matching side window opening directly to the rear garden. Coving to ceiling, central light point with moulded light rose, radiator and modern feature wooden door to the kitchen.

#### KITCHEN

10' 6" x 8' 10" (3.2m x 2.69m)  
Well fitted with a comprehensive range of base, wall and drawer units with light wood grain decor panel, matching pelmet and cornice complemented with high gloss granite effect work surface and matching up stands. Inset one and a half bowl, stainless-steel sink unit with mixer tap, Neff gas hob with cooker hood over and built-in double oven with grill to side. UPVC double glazed window to the rear elevation overlooking the rear garden. Recess and plumbing for dishwasher, wood grain laminate tile flooring, ceiling light point and door to garage.

#### FIRST FLOOR LANDING

Access to a partly boarded loft with drop-down ladder and door to useful over stairs storage cupboard with shelving.

#### BEDROOM

14' 2" x 8' 9" (4.32m x 2.67m)  
Good double room with radiator, ceiling light point and uPVC double glazed window to the rear offering a pleasant aspect down the rear garden and beyond between neighbouring properties towards farmland.

#### BEDROOM

13' 2" x 8' 9" (4.01m x 2.67m)  
Further excellent double room located the front of the property with feature uPVC double glazed window. Radiator, bracket and wiring for TV, electric light and power.



#### BEDROOM

23' 11" x 8' 10" (7.29m x 2.69m) Spacious double room with uPVC double glazed windows to the front and rear elevation. Radiator, electric light and power.

#### BEDROOM

7' 11" x 6' 1" (2.41m x 1.85m)  
Single room, situated to the front of the property with radiator, ceiling light point and uPVC double glazed window.

#### BATHROOM

6' 5" x 6' 1" (1.96m x 1.85m)  
Fitted with a modern three-piece suite in white comprising of vanity unit with moulded wash basin and mixer tap with storage cupboards under, WC with concealed cistern and push button flush and panelled bath with glazed shower screen and over bath thermostatic shower. Modern marble effect panelling to all walls, further panelling to ceiling with inset lights, extractor fan to wall, modern chrome ladder style towel radiator and light modern wood grain effect laminate flooring. UPVC double glazed feature window with patterned glass pane is to the rear elevation.

#### EXTERIOR

To the front the property is a brick set drive providing good off-road parking and access to the garage with a gravelled border area.  
To the rear is a well-tended and attractively presented garden with lawns flagged paths and gravel beds with a mature conifer hedging. This is a pleasing rear garden being enclosed with gated access to the side leading back to the front.

#### GARAGE

16' 10" x 8' 10" (5.13m x 2.69m)  
Up and over door and wood frame door to the side with glazed upper pane. Wall mounted Vaillant gas combi boiler for the central heating and hot water systems, circuit breaker control point, area of work surface and plumbing for washing machine.

