



JH
Homes

£185,000



DIRECTIONS

From our offices proceed to the traffic lights on Queen Street. Go Straight over into Princes Street. Follow Princes Street along into Springfield Road and Mountbarrow Road. Take the right hand turning onto Birkett Drive and the first right-hand turning onto Rusland Crescent. Follow Rusland Crescent round the lefthand corner where the property is situated on the right hand side.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: South Lakeland District Council
 SERVICES: All mains drainage, water, gas and electric are 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.

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**58 Rusland Crescent,
 Ulverston, LA12 9LX**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Opportunity to purchase this two-bedroom semi-detached bungalow, offers comfortable accommodation which is ideally suited for couples, the retirement market or even the first-time buyer. The bungalow provides gas central heating system, uPVC double-glazing, shower room, kitchen, lounge and conservatory. Externally there is off road parking and gardens to front and rear. In addition, there is a garage to the end of the drive. Offered with the benefit of no upper chain. Rusland Crescent is situated in the popular Croftlands area of Ulverston off Birkett Drive and is conveniently situated for a bus service, community centre and a group of shops including a launderette/drycleaners, hairdressing salon, convenience store with off-licence and Post Office counter and also a primary and Secondary schools.



Accessed through a uPVC door with double glazed inserts opening directly into:

ENTRANCE PORCH

Wall mounted Valiant boiler, meters, radiator and overhead light with internal door opening into:

LOUNGE

15' 9" x 12' 1" (4.8m x 3.68m)
Comfortable sized room with uPVC double glazed window facing the front elevation with fitted vertical blinds, radiator, recess housing an electric fire, coving to ceiling, inset overhead lights and power points. Internal doors leading to the kitchen and further door to the inner hallway leading to bedrooms and shower room.

KITCHEN

10' 9" x 6' 0" (3.28m x 1.83m)
Fitted with a range of base, wall and drawer units with work surface over incorporating four ring electric hob, Neff oven, stainless steel sink and drainer with mixer tap. UPVC double glazed window to the side elevation, uPVC door, overhead light and power points.

INNER HALL

4' 6" x 3' 0" (1.37m x 0.91m)
Access to bedrooms and shower room along with access to a developed loft via a pull down ladder.

BEDROOM

13' 11" x 8' 10" (4.24m x 2.69m)
Double room offering uPVC double glazed window to the rear elevation with vertical blinds, radiator, overhead light and power points.

BEDROOM

9' 0" x 9' 3" (2.74m x 2.82m)
Located to the rear of the property and currently used as a second sitting room with direct access via sliding patio doors to the conservatory. Power points and overhead lighting.

CONSERVATORY

7' 10" x 9' 0" (2.39m x 2.74m)
Added over the years to create further living space and utilised as a utility. UPVC double glazed windows with polycarbonate roof, uPVC door to the rear garden.



SHOWER ROOM

6' 2" x 6' 0" (1.88m x 1.83m)
Three piece suite comprising of corner shower cubicle with fixed shower, vanity unit housing wash hand basin and WC. Panelling to shower area, extractor, inset lighting, radiator and uPVC double glazed window to the side elevation.

LOFT AREA

With reduced head height into the eaves, exposed timbers, double glazed window, radiator and power points.

EXTERIOR

Open access onto the driveway running alongside the front garden and access to garage. To the rear of the property is an area which is mainly laid to lawn with small patio area and washing line.

GARAGE

19' 11" x 10' 0" (6.07m x 3.05m)
Detached garage with up and over door and courtesy door to side.

