

Total area: approx. 90.8 sq. metres (977.2 sq. feet)

DIRECTIONS

Leaving our office, proceeding to the market cross before turning left onto Queen Street. At the traffic lights turn left onto County Road and then first right onto Victoria Road. Proceed along here passing the Library and continue onto Park Road. At the T junction at Dragley Beck take a right hand turn. Proceed along this road passing the Co-op store and then turn first right onto Oakwood Drive where the property is situated on the right hand side identified by our pink "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/diary.dark.cascaded>

GENERAL INFORMATION

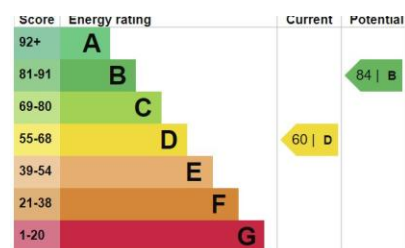
TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: South Lakeland district Council

SERVICES: All mains services including drainage, water, gas and electricity are all connected.

PLEASE NOTE: The property is subject to a Local Occupancy Clause of the Section 157 of The Housing Act 1985. Please contact the office for further details.



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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**6 Oakwood Drive, Ulverston,
Cumbria, LA12 9HB**

For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Well presented family home having been significantly improved throughout by the current vendor and offers accommodation over two floors. Comprising of open plan kitchen/diner, utility room, separate lounge centering around a wood burning stove as well as three bedrooms and modern bathroom to the first floor. Completing the property is a gas central heating system, double glazing and extensive garden to the rear with raised decking to enjoy at the end of a busy day. You will only be able to appreciate what the property fully has to offer in person and well as the popular location which provides many amenities, including local post office, convenience store, schools, leisure facilities and bus service.



Entering the property from a fore-courted frontage to a uPVC double glazed door opening directly into:

HALL

10' 6" x 6' 7" (3.2m x 2.01m)
Stairs to first floor and internal doors lead to lounge and kitchen/diner.

LOUNGE

17' 8" x 11' 2" (5.38m x 3.4m)
Centering around a multi-fuel stove with exposed mantle, dual windows to the front and rear elevations, coving to ceiling, radiators, overhead light and power points.

KITCHEN/DINER

17' 8" x 13' 8" (5.38m x 4.17m)
Kitchen Area
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink with drainer and mixer tap. Four ring Zanussi gas hob with cooker hood over and Neue electric oven, integrated Indesit dishwasher and recess space for upright fridge/freezer. Inset lighting, power points and separated by way of a breakfast bar.

Dining Area

Situated to the front with gas fire inset into the wall and ample natural daylight attained through the three uPVC double glazed windows. breakfast bar There is a

UTILITY ROOM

9' 10" x 8' 2" (3m x 2.49m)
Further storage units, plumbing connection for washing machine and recess space for dryer. Wall mounted concealed boiler for the hot water and heating system, radiator, light, power points and uPVC door opening to the side elevation.

FIRST FLOOR LANDING

Access to all bedrooms and bathroom

BEDROOM

10' 0" x 11' 5" (3.05m x 3.48m)
Double room with uPVC double glazed window, radiator, overhead light and power points.



BEDROOM

8' 5" x 10' 7" (2.57m x 3.23m)
Laid out as a twin room with fitted wardrobe to alcove, uPVC double glazed window, radiator, overhead light and power points.

BEDROOM

9' 0" x 8' 0" (2.74m x 2.44m)
Situated to the rear of the property, set up as a single bedroom. There is a uPVC double glazed window with pleasant outlook towards the garden. Within the room is a radiator, overhead light and power point.

BATHROOM

7' 5" x 8' 5" (2.26m x 2.57m)
Stylish three piece suite comprising of bath with side screen and fixed shower over, low level WC and wash hand basin sat within vanity unit with storage. Fully tiled, ladder style radiator/towel rail and overhead light.

EXTERIOR

Low maintenance frontage. Side gate leading to an enclosed area with steps leading up to the extensive rear garden. Fully enclosed rear garden with timber shed and raised decking featuring a Pergola which will allow the new purchaser to enjoy alfresco dining.

