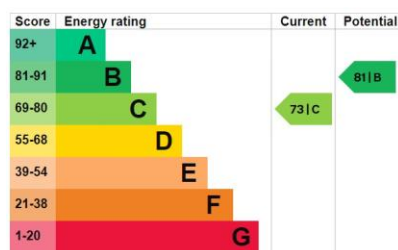


Total area: approx. 178.9 sq. metres (1925.4 sq. feet)



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.



£400,000



1



4



2



GARAGE & PARKING

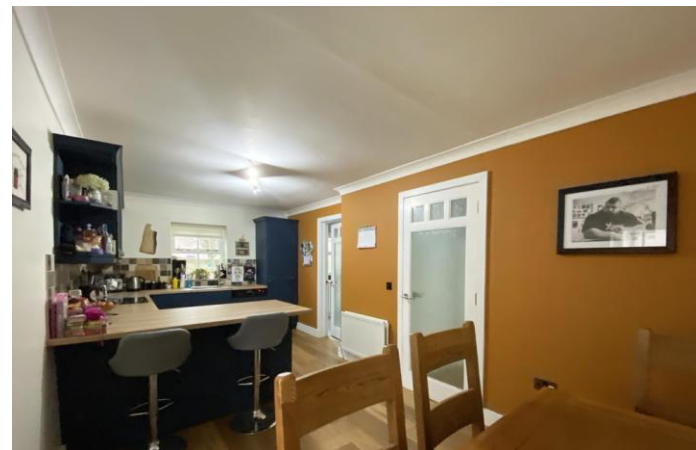
2 Garden Court, Birkkrigg Park,
Ulverston, LA12 0UF

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

A very well appointed four bedroom family home on this desirable cul-de-sac location on Birkrigg Park to the outskirts of Ulverston. Providing free flowing accommodation comprising of porch, hall, office, spacious lounge, conservatory, cloakroom, kitchen/diner and utility as well as four bedrooms, family bathroom, master bedroom having en-suite to the first floor. The exterior provides gardens to the front and rear, driveway to the side with access to a set of double garages.



DIRECTIONS

Leaving Ulverston along the A590 in the direction of Barrow continue along the main road At Cross a Moor proceed around to the roundabout going straight across. As you drop down the hill take the left hand turn sign posted towards Urswick. Continue along here until you meet the crossroads turning left and then first left again into Birkrigg Park onto East Drive. Follow the road and Garden Court is a cul-de-sac on the left. Number 2 is identified with our pink "For Sale" board.

The property can be found by using the following "What Three Words"

<https://what3words.com/fruit.litigate.combos>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, electric, water and drainage are all connected.





Accessed via a pedestrian pathway leading to the PVC door with glazed panes opening into:

ENTRANCE PORCH

4' 8" x 6' 2" (1.42m x 1.88m)

Dual windows to side, laminate flooring, overhead light and access to:

HALL

Stairs lead to first floor, radiator with cover, coving to ceiling, ornate ceiling rose and ceiling light point. Doors to ground floor rooms as well as under stairs storage cupboard.

CLOAKROOM/WC

3' 0" x 6' 2" (0.91m x 1.88m)

Two piece suite comprising of WC and corner wash hand basin with splashback tiling. Overhead light and radiator.

LOUNGE

21' 2" x 13' 6" (6.45m x 4.11m)

Central feature fireplace with living flame gas fire, coving to ceiling, TV aerial point, two radiators, power and light. Double glazed windows to front and a set of double glazed doors opening into:

CONSERVATORY

12' 6" x 20' 11" (3.81m x 6.38m) widest points

Several windows looking onto the garden and a set of french doors. Pitched self cleaning glazed roof, accessed from both the lounge and utility.

KITCHEN/DINER

20' 6" x 6' 7" (6.25m x 2.01m)

Fitted with a range of base, wall and drawer units with worktop offering breakfast back and incorporating one and a half bowl sink unit with mixer tap. Integrated appliances include four ring electric hob, low level electric oven and Bosch dishwasher. Two overhead lights, laminate flooring, uPVC double glazed windows to the rear and side.

UTILITY ROOM

8' 6" x 5' 1" (2.59m x 1.55m)

Base and wall united with worktop over incorporating stainless steel sink unit with mixer tap over, splashback tiling, recess space and plumbing for washing machine. PVC door with glazed inserts to conservatory.

OFFICE

6' 5" x 8' 10" (1.96m x 2.69m)

UPVC double glazed window, laminate flooring, overhead light track, radiator and power points.

FIRST FLOOR LANDING

Internal doors lead to the all bedroom, family bathroom and airing cupboard with shelved storage space.

MASTER BEDROOM

14' 2" x 9' 11" (4.32m x 3.02m)

Double room with a range of fitted wardrobes, radiator, power, light, TV aerial point and door to ensuite.

ENSUITE

3' 11" x 8' 10" (1.19m x 2.69m)

Comprising of vanity unit with inset wash hand basin and central tap, WC and walk in shower enclosure with twin head fixed shower over. Finished with wall tiling, ceiling light point and opaque uPVC double glazed window to side.

BEDROOM

9' 7" x 10' 6" (2.92m x 3.2m)

UPVC double glazed window offering a pleasant aspect towards the rear garden. Radiator, electric light and power points.

BEDROOM

8' 6" x 11' 9" (2.59m x 3.58m)

Double room currently utilised as a gym with uPVC double glazed window to front, overhead light, radiator and power points.

BEDROOM

8' 6" x 10' 6" (2.59m x 3.2m)

Further double room to the front with uPVC double glazed window, overhead light and power points.

BATHROOM

8' 5" x 5' 1" (2.57m x 1.55m)

Fitted with a three piece suite comprising of bath with mixer tap and shower attachment over plus side screen, WC and wash hand basin with mono block mixer tap. Tongue and groove panelling to one wall with tiling to bath area. UPVC double glazed window and vinyl flooring.

EXTERIOR

Open plan front garden area with pedestrian path leading to the front door and driveway to side. Ample off road parking leading to the rear double garages. The rear garden is enclosed with borders, decked seating area and offers a degree of privacy. The perfect location to relax and enjoy, without having to be too green fingered.

GARAGES

16' 7" x 16' 9" (5.05m x 5.11m)

Pitched roofs for additional storage and provides two separate remote controlled up and over doors. Light, power points and block paved parking to the front.

