



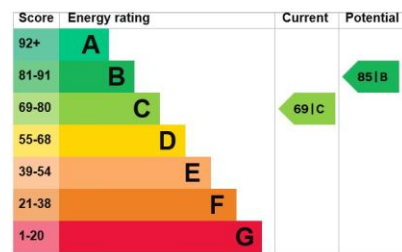
DIRECTIONS

From office, proceed up the cobbled Market Street turning left onto Queen Street. At the traffic lights continue straight across onto Princes Street passing the Railway Station, The Primary and Ulverston Victoria High School. Proceed through the dip and take the second turning on the left into Central Drive, continue to the end of Central Drive turning left onto Oakwood Drive. Turn first right into Birchwood Drive, turn first right onto Bigland Drive proceeding up the road, number 105 is situated on the right-hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/estimates.camped.direct>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX BAND: C
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains Gas, Electric, Water & Drainage are all connected.



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.



£290,000



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GARAGE & PARKING

**105 Bigland Drive, Ulverston,
 Cumbria, LA12 9PY**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Family home situated in a popular and sought after residential location, offering well-presented and ready to move into accommodation with no upper chain. Comprising of porch, vestibule, lounge, dining room, conservatory, kitchen, utility, ground floor WC and four bedrooms and bathroom to first floor. Double-width driveway to front, single garage and lovely, enclosed garden to rear. Completing this property is the gas fired central heating system, uPVC double glazing and light neutral décor. Whilst ready for immediate occupation the property offers great potential for modernisation and personalisation to the new buyer's choice. Convenient access to local amenities including primary school, bus routes, local sports recreational facilities and is a short distance from the town centre amenities. In all a great home perfect for a range of buyers but particularly suited to the family purchaser with early viewing invited and recommended.



Accessed through a sliding PVC door with double glazed inserts into:

PORCH

Double-glazed entrance with quarry tiled floor and a uPVC double glazed feature door with leaded colour glass panes to:

HALL

Bi-fold door to oak's cupboard with hanging rail, shelf and upper storage locker. Connecting door to lounge.

LOUNGE

14' 3" x 11' 8" (4.35m x 3.56m)
Staircase to side leading to first floor with white painted newel post and handrails. Fire to chimney breast, electric light and power points. Open to dining room.

DINING ROOM

14' 6" x 9' 7" (4.42m x 2.93m)
Radiator, ample power points, ceiling light point and double-glazed patio doors to conservatory. Connecting door to kitchen and further door to under stairs store.

CONSERVATORY

8' 11" x 8' 9" (2.74m x 2.69m)
Polycarbonate style roof and double-glazed windows with door to side to rear garden. Radiator, electric light and power points.

KITCHEN

11' 2" x 7' 10" (3.42m x 2.39m)
Fitted with a range of base, wall and drawer units with marble effect work surface, tiled upstands and inset stainless steel sink unit with mixer tap. Recess for fridge, recess and point for gas cooker and single glazed door and windows to rear to utility room.

UTILITY ROOM

8' 8" x 4' 9" (2.66m x 1.47m)
Two uPVC double glazed windows and double-glazed door opening to garden. Belfast style sink, recess and plumbing for washing machine under a small area of work surface. Radiator and connecting door to WC.

WC

Traditional toilet, shelving and double-glazed window.

FIRST FLOOR LANDING

Access to bedrooms and bathroom.

BEDROOM

14' 6" x 11' 2" (4.44m x 3.41m)
Double room with two uPVC double glazed windows to front, ceiling light and ample power sockets. Radiator, shelved over stairs cupboard and further door to additional shelved storage. Access to loft from a drop-down ladder.



BEDROOM

9' 7" x 8' 2" (2.94m x 2.49m)
Double-glazed tilt and turn window to rear overlooking the rear garden beyond the neighbouring properties towards Hoad Hill and the Monument in the distance. Radiator, power points and light.

BATHROOM

6' 2" x 5' 10" (1.89m x 1.78m)
Fitted with a modern three-piece suite in white comprising WC, pedestal wash basin with mixer tap, panel bath with mixer tap and over the bath is a shower and there is modern panelling to the walls and ceiling. With a chrome ladder style tile radiator and PVC double glazed tilt and turn window.

BEDROOM

14' 8" x 7' 11" (4.48m x 2.43m)
Radiator, electric light and power points. UPVC double glazed to front.

BEDROOM

7' 11" x 6' 0" (2.42m x 1.83m)
Single room with radiator, power points and light. UPVC double glazed tilt and turn window offering a pleasant aspect beyond the neighbouring properties towards the hills beyond including Hoad Hill and The Monument.

EXTERIOR

To the front of the property is a double width driveway, hedge row to one side and door to garage.

To the rear is an excellent enclosed rear garden area with mature hedge, tree, shrubs and bushes, with a flagged patio area, useful storage shed and further gravel seating area. Gated access to side leading back round to the front.

GARAGE

16' 7" x 8' 0" (5.08m x 2.45m)
Up and over door, electric light, power point and housing the gas/electric meters. Wall mounted Valiant gas combi boiler for the heating and hot water systems.

