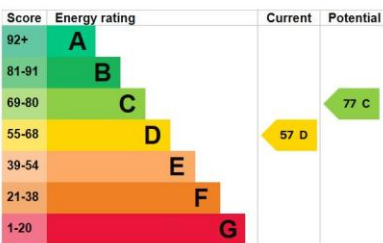
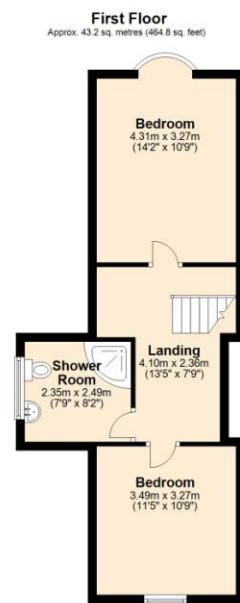


Total area: approx. 161.0 sq. metres (1732.6 sq. feet)



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.



JH Homes

£340,000



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4



2



GARAGE & PARKING

49 Birkett Drive,
 Ulverston, LA12 9LN
 For more information call 01229 445004

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

I've been lucky to be able to be out and about in the sunshine for the last few weeks taking photos of some fabulous properties and gardens and this is one of them. Situated in this popular area of Ulverston which is just on the edge but also equally perfectly positioned for convenient access to local amenities, post office, hairdressers, bus route and railway station. The garden for me was the main feature with a perfectly manicured lawn, ample filled borders with pops of colour and beautifully smelling lavender right by the patio area. The property itself offers off street parking, small garden frontage, detached garage as well as excellent sized rooms inside. Comprising of kitchen, lounge with gas wood burner which is open to both the dining room and conservatory which have a lovely view over the garden, two bedrooms, WC, family bathroom as well as two further bedrooms and a shower room to the first floor. Although now in need of some personalisation this property has a lovely feel and will suit both a couple downsizing and a family looking for more space.



DIRECTIONS

From our office in the centre of Ulverston proceed up Market St, turn left onto Queen Street, proceed to the traffic lights junction with the A590. Continue straight ahead onto Princes Street, passing the railway station, continue on the road passing the primary school on the right and UVHS secondary school and sixth form on the left. Proceed through the dip and along Mountbarrow Road and after a short while, take a right hand turn onto Birkett Drive. Continue up the road and the property is situated on your left hand side opposite Rusland Crescent.

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

<https://what3words.com///sushi.dumpy.proudest>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electricity, water and drainage.





Wrought iron gate opening to a pathway which leads to the front door. PVC door with glazed inserts into:

ENTRANCE HALL

Stairs to first floor, PVC door with glazed inserts to rear and full wall of opaque glazed inserts to side with polycarbonate roof. Radiator, ceiling light point and wall light point. Cupboard housing boiler and space for coats, plus shelving and laminate wood flooring. Wooden doors with glazed inserts to lounge and kitchen with further doors to all ground floor rooms.

KITCHEN

10' 6" x 11' 0" (3.2m x 3.35m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with swan necked mixer tap and matching upstands. Integrated four ring gas hob with cooker hood over, eye level oven and grill. Space for under counter fridge and freezer and space and plumbing for washing machine. Tiled splash backs, spot lights to ceiling, PVC door with patterned glazed inserts and uPVC double glazed window to side.

LOUNGE

14' 2" x 11' 10" (4.32m x 3.61m)

Open archways to both conservatory and dining room. Wooden flooring to all areas, ceiling light point and gas wood burning style stove set to glass hearth with exposed flue.

DINING ROOM

11' 5" x 11' 0" (3.48m x 3.35m)

UPVC double glazed window to side, radiator and ceiling light point. Patio doors lead to a paved seating area to the rear.

CONSERVATORY

7' 3" x 11' 0" (2.21m x 3.35m)

UPVC double glazed windows to three sides and PVC door with glazed inserts to side patio area. Polycarbonate roof with low wall and radiator.

WC

5' 5" x 6' 1" (1.65m x 1.85m)

Opaque uPVC double glazed opaque window to side, spot lights to ceiling and vent. Fitted with a two piece suite comprising of vanity unit with cupboards under housing wash hand basin and low level WC. Tiled splash backs, shaver point and spot lights to recess over mirror.

BEDROOM

11' 5" x 11' 0" (3.48m x 3.35m)

Double room with ceiling light point, radiator and uPVC double glazed window to front.

BEDROOM

11' 5" x 11' 10" (3.48m x 3.61m)

Further double room with uPVC double glazed window to front, radiator and ceiling light point.

BATHROOM

8' 0" x 7' 9" (2.44m x 2.36m)

Fitted with a white three piece suite comprising of pedestal wash hand basin with mixer tap, bath with tiled exterior and mixer tap and corner shower cubicle with fixed rain head and secondary attachment. Opaque uPVC double glazed window to side, ladder style radiator, extractor, fully tiled to walls and spot lights to ceiling.

FIRST FLOOR LANDING

Good sized landing with eaves storage, moveable spot lights to ceiling, thermostat and access to two further bedrooms and a shower room.

BEDROOM

14' 2" x 10' 9" (4.32m x 3.28m)

Double room with some limited head height, eaves storage two both sides, radiator and ceiling light point. UPVC double glazed window overlooking the garden and further Velux roof window.

BEDROOM

11' 5" x 10' 9" (3.48m x 3.28m)

Further double room with uPVC double glazed window to front, Velux roof window, moveable spot lights to ceiling and radiator.

SHOWER ROOM

7' 9" x 8' 2" (2.36m x 2.49m)

Fitted with a white three piece suite comprising of corner shower with electric shower, low level, dual flush WC and pedestal wash hand basin with mixer tap. Tiles walls, tiled floor, spot lights to ceiling, extractor and ladder style towel radiator. Opaque uPVC double glazed window to side.

EXTERIOR

To the front the property has a low wall with easy to maintain garden offering well established border, budlea plant and gated access to the front door and driveway. Driveway leading to detached garage with up and over door, power and light, wooden door with side access and wooden glazed window.

The rear garden has a continuation of the paving from the drive with seating area and pathway leading to a shed. Offering lawn with well planted borders featuring poppies, alliums and wooden arch with climbing rose to mention but a few colourful plants. The seating area is situated close to the blossoming lavender creating a lovely peaceful place to sit. The hedge to the side and rear offer a great deal of screening meaning the rear is particularly private.

GARAGE

18' 8" x 9' 6" (5.69m x 2.9m)

Detached garage with up and over door, power and light, wooden door with side access and wooden glazed window. Access to a WC with two piece suite comprising of wall mounted sink and low level WC with wooden glazed window to rear.

