



DIRECTIONS

Leaving our Ulverston offices in New Market Street, proceed to the traffic lights on Queen Street. Go straight across onto Princes Street and follow this road along past the secondary school and then up the steep hill turning right on the brow of the hill into Urswick Road. Proceed along here taking the fourth turning on the left onto Birkett Drive followed by the first turning right onto Carlton Drive. The property can be found on the right before Dorchester Crescent.

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

<https://what3words.com/walls.snowmen.outhouse>

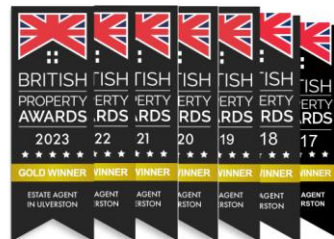
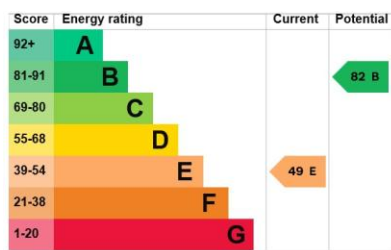
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

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



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

£300,000



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GARAGE & PARKING

4 Carlton Drive, Ulverston,
Cumbria, LA12 9LW

For more information call **01229 445004**

2 New Market Street
Ulverston
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LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Detached bungalow situated in a pleasing, convenient and popular location just off Birkett Drive. Offering an excellent detached bungalow with bedrooms to the ground and first floor and set on a wide plot with excellent advantage of two driveways one leading to a detached garage and the other to a carport. A comfortable home with modern kitchen and shower room and comprising of vestibule, hall, lounge, dining kitchen, conservatory, two bedrooms to the ground floor, shower room and further bedroom with WC to the first floor. Offering convenient access to the town centre being a short drive or bus ride away and the local convenience store at Mount Barrow Road Service Station is within walking distance. A great opportunity offered with no upper chain and early viewing is invited and recommended to appreciate this comfortable home and great further potential.



Accessed through a PVC door with double glazed leaded panes and matching side window opening to:

PORCH

Doors to meter cupboards with gas to one side and electric to the other with the consumer unit and wooden half glazed door provides access to:

ENTRANCE HALL

Coving to ceiling, staircase first floor with under stairs storage area, access to lounge, dining kitchen, two bedrooms and shower room. Radiator, ceiling light point and smoke alarm.

LOUNGE

17' 7" x 11' 9" (5.37m x 3.60m)
Double glazed window to front with fitted blinds and two further double glazed windows to side. Radiator, attractive central, feature fireplace with marble style surround, inset and hearth housing a living coal flame gas fire. Coving to ceiling, two wall light points, ceiling light point, TV aerial point and wiring for Sky. Glazed multi pane door to hall.

KITCHEN/DINER

17' 3" x 10' 4" (5.26m x 3.16m)
Fitted with a range of modern base, wall and drawer units with patterned work surface and matching up stands. Inset one and a half bowl stainless steel with mixer tap, electric hob with cooker hood over, slimline dishwasher, built in fridge and freezer, washing machine and double oven and grill. The dining area offers space for a family sized table, radiator, wooden doors to conservatory, further uPVC double glazed door to utility area and uPVC double glazed window to side.

CONSERVATORY

17' 5" x 8' 2" (5.31m x 2.50m)
Double glazed window to bedroom, set to a low wall with uPVC double glazed frame and polycarbonate style roof. Radiator, power sockets and wall light point. To the side is an extension of the conservatory offering a utility space and area of work surface with door to garden and kitchen.

BEDROOM

13' 5" x 9' 9" (4.10m x 2.99m)
Double room with double glazed window opening to conservatory. Radiator, electric light and power points.

BEDROOM

10' 4" x 9' 9" (3.15m x 2.97m)
Glazed multi pane door with fitted blind to hall. Double room with radiator, uPVC double glazed window to front, point points and ceiling light point.

SHOWER ROOM

8' 3" x 5' 1" (2.51m x 1.55m)
Modern shower room with full tiling to walls and modern panelling to ceiling. Fitted with a glazed shower cubicle with Mira electric shower, wash hand basin inset to vanity unit, double doors to storage cupboard and WC. Chrome ladder style towel radiator, mirror to wall and high level uPVC double glazed window.

FIRST FLOOR LANDING

Opens to a bedroom.



BEDROOM

17' 1" x 9' 9" (5.21m x 2.99m)
Double room with two double glazed Velux windows, reduced head height to the side of the room and access to eaves storage. Radiator, electric light and power and door to WC.

WC

5' 3" x 4' 2" (1.6m x 1.27m)
WC and wall hung wash basin with mirror over. Concertina door to a storage area.

EXTERIOR

Two brick set driveways, the upper driveway is wider with galvanized gated access offering access to a garage. To the side of the garage is a gate leading to the rear.
The lower driveway has a slightly narrower entrance with the rockery area to side and access to a carport.
The front garden is grassed with pleasant borders stocked with shrubs and bushes.
To the rear is a pleasant and sunny enclosed garden with brick set patio area, raised border to the centre, Victorian style street lamp feature, raised border beyond which is well stocked with shrubs and bushes. Brick set pathway provides access to a grassed garden area with flagged patio and gravelled seating area beyond.

GARAGE

22' 3" x 8' 11" (6.80m x 2.73m)
Roller door, electric light, power points and personal door to side. At the rear of the garage is open access to a workshop space with further light, power socket and polycarbonate style panel to roof.

CARPORT

21' 4" x 9' 1" (6.5m x 2.77m)
Electrical light, double power socket and door to rear garden.

