



DIRECTIONS

From Our Ulverston office proceeding up Market Street, turning left onto Queen Street. At the lights turn left and at the next lights turn right onto Victoria Road. Take your next left onto Lightburn Road, first right onto Brogden Street where Park Drive can be found on the corner of Oxford Street.

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

<https://what3words.com/segmented.revise.hopping>

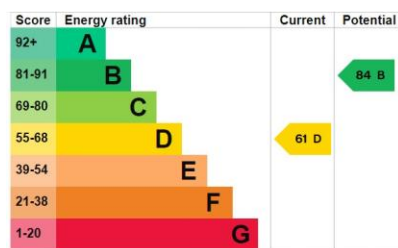
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: Unknown - A buyer would need to contact the council for clarity.

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

£220,000



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Park Drive, Brogden Street,
 Ulverston, LA12 0AX

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Stone built end terraced property situated in this pleasing and convenient location within easy access of Ulverston town centre and amenities. Extremely well presented throughout which will be appreciated on internal inspection. Offering versatile and stylish open plan ground floor with lounge, dining area open to the beautiful, fitted Kitchen with French doors to a rear courtyard garden. To the first floor are three bedrooms and modern bathroom. Completed with gas fired central heating system, double glazing and is offered with early and vacant possession having no upper chain.



Entered through a feature composite door with double glazed feature panes and feature window to door frame with Park Drive on it opening into:

ENTRANCE PORCH

Radiator, coat hooks to wall and staircase with feature wood newel post handrail and painted spindles to first floor. Door to:

LOUNGE

9' 3" x 13' 4" (2.82m x 4.06m)

Two feature sash windows to front and side with double glazed panes, media wall with timber panel features framing the TV and sound bar, with picture rail to ceiling and open access to dining area.

DINING AREA

13' 10" x 9' 10" (4.22m x 3m)

Tiled floor, double glazed sash window to rear, radiator, alcove recess with shelf, feature exposed beam and open access to kitchen.

KITCHEN

12' 9" x 8' 5" (3.89m x 2.57m)

Stylish kitchen, fitted with a range of attractive grey base, wall and drawer units with light stonework surface incorporating one and a half ceramic bowl sink and grooved drainer with mixer tap. Tiled upstands, electric induction hob with cooker filter hood over and built in Bosch microwave and multifunction oven. Recess for American style fridge freezer, built in dishwasher and double door wine cooler. Modern column radiator to wall, door to useful under stairs storage area and set of PVC French doors to rear courtyard garden.

FIRST FLOOR LANDING

Double glazed sash window, access to loft, door to utility cupboard situated over the stairs with plumbing for washing machine and radiator.

BEDROOM

12' 0" x 11' 0" (3.66m x 3.35m)

Double room with double glazed window to front, radiator, built in alcove cupboards/wardrobes with upper storage lockers and combination ceiling light and fan.



BATHROOM

8' 0" x 5' 6" (2.46m x 1.69m)

Three piece suite in white comprising of WC with concealed flush, wall hung wash hand basin with mixer tap and partly sunken bath with glazed shower screen and thermostatic shower over. Slate style tiling to surrounds, slate style tiled floor and white splashback tiling around the WC and sink area. Inset lights to ceiling, extractor fan, electric shaver point and white ladder style towel radiator. Storage cupboard with a wood grain finish.

BEDROOM

10' 10" x 9' 2" (3.3m x 2.79m)

Further double room with double glazed sliding sash window, radiator, ceiling light point and two wall light points.

BEDROOM/STUDY

8' 8" x 6' 4" (2.64m x 1.93m)

Single room with ceiling light point and double glazed sash window to rear.

EXTERIOR

Courtyard style garden accessed by French doors from the kitchen. Flagged on two levels offering a lovely outdoor seating space with sunny elevations and door to side opening to Brogden Street. To the corner is a Kettler storage shed with double doors.

