

Ground Floor
Approx. 98.5 sq. metres (1060.0 sq. feet)



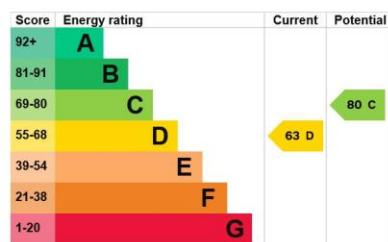
Total area: approx. 98.5 sq. metres (1060.0 sq. feet)

DIRECTIONS

From the offices of JH Homes proceed up Market Street, turning left onto Queen Street. At the lights continue straight over, passing the railway station on your right hand side. Continuing on this road passing both St Mary's, UVHS and Croftlands Primary School before taking the third turning on your right where the property can be found first on your left. The property can be found by using the following "What Three Words" <https://what3words.com/bunny.pays.mystified>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains electric, gas, drainage and water are 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.



£270,000



2



2



1



GARAGE & PARKING

**1 Westhills Drive,
Ulverston, LA12 9NW**
For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent sized bungalow situated in a sought after area. I was genuinely surprised by the size of this property even the entrance hall is a great size. Having the ability to either offer two reception rooms and two bedrooms or one reception room and three bedrooms with views between the houses to the front towards Birkrigg Common as well as being ample off road parking and easy to maintain gardens. Now looking for a new owner this true bungalow will allow its new owner to create a beautiful home. Situated just on the edge of Ulverston with easy access to Mounbarrow garage which is great if you've forgotten your milk or to grab your morning paper plus, close to a bus stop we believe makes this bungalow perfectly placed. Comprising of lounge with bay window, two bedrooms, dining room, kitchen, shower room and rear porch overlooking the easy to maintain garage and with access to the detached garage. The front garden offers well established hydrangeas which create a perfect pop of colour. Definitely a property we don't expect to be about long.



Entered through a PVC door with glazed inserts and side panel into:

PORCH

Wooden door with glazed inserts and side glazing into:

ENTRANCE HALL

Two ceiling lights, access to all rooms and cupboard with shelving. Wall light and loft access.

LOUNGE

15' 10" x 11' 4" (4.83m x 3.45m)

Bright room with uPVC double glazed bay window to front with deep sill, ceiling light point, two wall lights and radiator. Gas fire set to hearth with wooden surround and mantle over.

KITCHEN

11' 8" x 8' 0" (3.56m x 2.44m)

Fitted with an older range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap, tiled splash backs and ceiling light point.

Freestanding cooker and grill with hob and cooker hood over, space for under counter fridge and freezer. Radiator, uPVC double glazed window to side and wooden door with opaque glazed inserts into:

BEDROOM

14' 0" x 10' 5" (4.27m x 3.18m)

Double room with ceiling light point, radiator and uPVC double glazed window to front. Range of fitted wardrobes to one wall.

DINING ROOM/BEDROOM

10' 6" x 10' 5" (3.2m x 3.18m) widest points

Electric plug in fire, uPVC double glazed window to rear, radiator and ceiling light point.

BEDROOM

11' 8" x 10' 4" (3.56m x 3.15m)

Further double room with uPVC double glazed window overlooking the rear garden, ceiling light point and radiator.



SHOWER ROOM

8' 4" x 7' 7" (2.54m x 2.31m) widest points

Three piece suite comprising of corner shower with shower, vanity unit housing sink with cupboards under and low level WC. Tiled to midway and panelling to shower, ceiling light point, extractor and radiator. Two uPVC opaque double glazed windows to side and cupboard with shelving.

REAR PORCH

3' 0" x 7' 0" (0.91m x 2.13m)

UPVC double glazed windows to three sides, PVC door with glazed inserts to rear garden and glazed roof.

EXTERIOR

To the front is an easy to maintain garden with gates leading to a driveway to the side with walkway and steps to the front door. The property looks out over to Birkrigg common in between the houses. The side driveway leads to the rear garden and detached garage. The rear of easy to maintain with a mixture of establish plants in borders, stone chipping for ease and a paved patio with decorative circle pattern.

DETACHED GARAGE

17' 8" x 9' 2" (5.38m x 2.79m)

Up and over door, size access, uPVC double glazed window to side, power and light.

