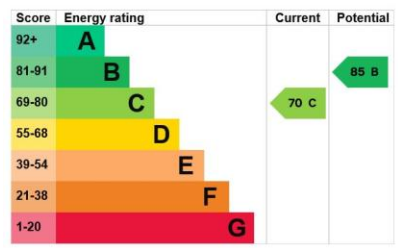




Total area: approx. 136.5 sq. metres (1469.1 sq. feet)



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.



£320,000



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GARAGE & PARKING

11 Birkett Drive,

Ulverston, LA12 9LS

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Semi detached Russell bungalow situated in this prominent and popular location on the Croftlands Estate. Well presented by the current owner and offers comfortable well proportioned accommodation suited to a range of buyers, including the family purchaser. Comprising of entrance, hall, lounge, dining room, sun room, kitchen, bathroom, separate WC and four bedrooms over two floors. Attractive and mature gardens, particularly to the rear with sunny elevations, driveway parking and garage. Gas central heating system, double glazing and the property also offers further potential for additional loft development if required. In all a superb property in a convenient location that is close to bus routes, local convenience store with post office and is within easy access of primary and secondary schools.



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 along Mountbarrow Road and after passing Croftlands Primary School take a righthand turn onto Birkett Drive. Continue up the road and the property is situated on your left hand side.

The property can be found by using the following approximate What3Words [///banter.reference.blasted](https://www.what3words.com/?q=banter.reference.blasted)

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.





Accessed through a modern PVC door with double glazed inserts and matching side window opening to:

PORCH

Fitted coat hooks to wall, wood grain herringbone effect vinyl flooring and open access to:

HALL

27' 0" x 10' 5" (8.23m x 3.18m) widest points
Wood grain laminate flooring, radiator, coving to ceiling and fitted bookshelves. UPVC double glazed fixed window, stairs to first floor, door to storage cupboard and further door to coat cupboard and remaining ground floor rooms.

LOUNGE

13' 9" x 11' 3" (4.19m x 3.43m)
UPVC double glazed bay window with fitted blinds, central, feature fireplace with decorative stone surround, polished hearth and mantle with electric pebble glow fire. Coving to ceiling, electric light, power points and radiator.

DINING ROOM

11' 4" x 10' 4" (3.47m x 3.16m)
Radiator, stripped wood flooring, electric light and power. Set of double glazed patio doors open to sun room to rear.

SUN ROOM

10' 5" x 14' 9" (3.18m x 4.5m)
Offering an outlook over the established and well planted rear garden with a set of PVC double glazed French doors opening directly to the garden area and uPVC double glazed windows to front and sides with further door to driveway. Solid roof, radiator and attractive wood grain herringbone effect vinyl flooring. Electric lights to ceiling, power and open doorway to kitchen.



KITCHEN

11' 6" x 7' 9" (3.51m x 2.36m)
Fitted with a comprehensive range of base, wall and drawer units with solid wood doors, granite effect work surface over incorporating stainless steel sink and drainer with mixer tap and tiled upstands. Integrated electric Smeg induction hob with cooker hood over, plumbing for washing machine, Beko slimline dishwasher and Bosch electric double oven and grill. Space for fridge freezer, tile effect vinyl flooring and uPVC double glazed window to side with fitted privacy blind.

BEDROOM

13' 9" x 10' 4" (4.19m x 3.15m)
Double room to front with uPVC double glazed window with fitted blind offering an aspect over the lovely front garden. Radiator, electric light and power.

BEDROOM

10' 7" x 10' 4" (3.23m x 3.16m)
Further double room overlooking rear garden with uPVC double glazed window, radiator, electric light and power.

BEDROOM

7' 1" x 11' 3" (2.16m x 3.43m)
Single room with fitted open fronted wardrobe area offering hanging space and shelving. UPVC double glazed window to side, radiator, electric light and power.

BATHROOM

5' 0" x 7' 9" (1.52m x 2.36m)
Modern three piece suite in white comprising of bath with side mixer tap, thermostatic shower and glazed shower screen, wash hand basin with mixer tap inset to vanity unit with storage cupboards under and bathroom cabinet over and concealed cistern, dual flush WC. Marble effect tiling to walls, grey laminate flooring, chrome ladder style towel radiator, extractor fan and modern panelling to ceiling with inset lighting.

WC

2' 9" x 4' 11" (0.84m x 1.5m)
UPVC double glazed window, low level, dual flush WC and wash hand basin with vanity cupboard under and mirrored cupboard over. Modern panelling to ceiling with inset lights and extractor fan.

FIRST FLOOR LANDING

Access to bedroom, pattern glass window to side providing borrowed light to stairway and access to a loft area offering electric light and loose boarding.

BEDROOM

11' 6" x 11' 3" (3.51m x 3.43m) widest points
Double room with uPVC double glazed window to side, radiator, electric light and power. Low level pine door to eaves with light and housing the Baxi boiler for the central heating and hot water systems.

EXTERIOR

To the front of the property is an attractive garden area, planted and stocked with a wide variety of shrubs and bushes. Tarmac driveway to the side with gated access offering security and enclosure.

To the rear is a most attractive enclosed garden accessed from the sun room. Offering a sunny southerly aspect the cottage style garden is well stocked and presented having been created by the current owner. Formal garden area with flagged paths, mature borders and patio seating areas, raised borders, greenhouse and access to single garage. To the side of the garden is door giving access to the driveway which is enclosed with double gates, outside tap and access to garage.

GARAGE

18' 2" x 9' 7" (5.54m x 2.92m)
Single garage.