

Total area: approx. 50.1 sq. metres (539.4 sq. feet)

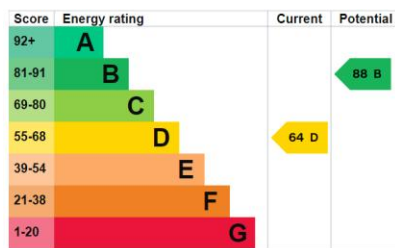
**DIRECTIONS**

From office, proceed up the cobbled Market Street turning left onto Queen Street. At the traffic lights continue straight across onto Princes Street passing the railway station, the primary and Ulverston Victoria High School. Proceed through the dip and take the second turning on the left onto Central Drive, continue to the end of Central Drive turning left onto Oakwood Drive. Turn first left into Birchwood Drive, turn first right onto Bigland Drive before proceeding up the road where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/ooze.king.tips>

**GENERAL INFORMATION**

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



**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**

**£235,000**



1



2



1



**GARAGE & PARKING**

**70 Bigland Drive,  
Ulverston, LA12 9PD**  
For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Detached true bungalow situated in this popular and sought after residential location which has been modernised and improved including being re-roofed, re-rendered and with modern windows, gas central heating system, kitchen and shower room. Offering a comfortable home ready for immediate occupation complete with parking, detached garage and level easy care garden areas to the front and rear. Comprising of porch, fitted kitchen, lounge, inner hall, two bedrooms and shower room. Considered suitable for a range of buyers and would suit the retired purchaser or couple in this convenient location handy for both bus services, nearby primary school and convenience stores on Central Drive and Mountbarrow Road. The property is well presented and ready for immediate occupation.



Accessed through a PVC door with matching side window opening into:

**PORCH**

Built in boiler cupboard housing the Main Eco Elite gas combi boiler for the heating and hot water systems. Access to kitchen and further door to lounge with laminate style tiled flooring and ceiling light point.

**KITCHEN**

10' 7" x 6' 0" (3.25m x 1.83m)  
Modern and well fitted kitchen with a range of base, wall and drawer units with light wood grain effect work surface incorporating stainless steel one and a half bowl sink and drainer with mixer tap. Electric hob with cooker hood over, low level electric oven and recess and plumbing for washing machine. Spotlight cluster to ceiling, radiator and uPVC double glazed window to side.

**LOUNGE**

15' 9" x 11' 10" (4.8m x 3.61m)  
UPVC double glazed window to front, central feature, fireplace with wood grain effect fire surround, conglomerate inset and hearth housing electric fire. Radiator, ceiling light point and door to inner hall.

**INNER HALL**

Access to loft and doors to bedrooms and shower room.

**BEDROOM**

8' 10" x 13' 8" (2.70m x 4.17m)  
Double room with uPVC double glazed window looking to the rear garden area. Radiator, power sockets and ceiling light point.



**BEDROOM**

9' 7" x 9' 0" (2.92m x 2.75m)  
Further double room situated to the rear with a set of PVC double glazed French doors to the garden. Radiator, electric light and power.

**SHOWER ROOM**

5' 11" x 5' 11" (1.82m x 1.81m)  
Fitted with a three piece suite in white comprising of quadrant shower cubicle with tiled surround and thermostatic shower, pedestal wash hand basin with tiled splashback, glass shelf and mirror above and WC with push button flush. Laminate style tiled floor, extractor fan, radiator and uPVC double glazed window.



**EXTERIOR**

To the front of the property is a flagged and slate shingled drive that runs to the side and beyond to the garage. The front garden space is slate shingled for easier maintenance. To the end of the driveway is gated access to the rear garden which is again covered with slate shingle for ease of maintenance with two raised borders.

**GARAGE**

16' 8" x 7' 8" (5.09m x 2.36m)  
Single garage with up and over door, electric light and power.

