

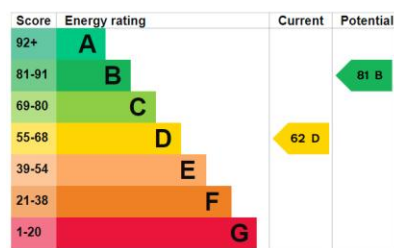
Total area: approx. 132.3 sq. metres (1424.5 sq. feet)

**DIRECTIONS**

From our office in the centre of Ulverston proceed up Market St, turning left onto Queen Street and carry on until the lights. Continue straight ahead onto Princes Street, passing the railway station, the primary school on the right, UVHS secondary school and sixth form on the left. Proceed through the dip and along Mountbarrow Road and after a short while, take a right hand turn onto Birkett Drive. Continue up the road where the property can be found on the right hand side. The property can be found by using the following "What Three Words" <https://w3w.co/ombudsman.sailing.most>

**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.



**£415,000**



1 4 2 GARAGE & PARKING

**28 Birkett Drive,  
Ulverston, LA12 9LS**  
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Excellent opportunity to purchase a well presented detached family home that has been lovingly owned and cared for by the current owners over many years. Maintained and presented to a high standard throughout and set on a spacious plot with attractive gardens to both the front and rear, extensive driveway and detached garage. Suited to a range of buyers in particular the family purchaser and comprising of entrance hall, lounge, dining room, breakfast kitchen, four Bedrooms overall with one to the ground floor and three to the first floor, family bathroom, separate WC and shower room to first floor. Complete with gas fired central heating system and uPVC double glazing. The convenient location has good access to local primary and secondary schools as well as access to the town centre, and amenities. In all an excellent home in a pleasingly and popular location with early viewing invited and recommended.



Accessed through a door with glazed inserts and glass side panel.

#### **ENTRANCE HALL**

Two storage cupboards, ceiling light point, access to lounge, dining room, kitchen, bedroom, bathroom and separate WC.

#### **LOUNGE**

18' 3" x 12' 11" (5.57m x 3.95m)  
UPVC double glazed window to front, coal effect living flame gas fire with marble back, plinth and feature surround, ceiling light point and radiator. Open to:

#### **DINING ROOM**

12' 9" x 9' 0" (3.91m x 2.75m)  
Two uPVC double glazed windows to front and side, ceiling light point and radiator. Door to hallway.

#### **KITCHEN/BREAKFAST ROOM**

12' 9" x 9' 10" (3.91m x 3.0m)  
Fitted with an attractive range of base, wall and drawer units with contrasting worktops incorporating one and a half bowl sink and drainer with mixer tap and matching splashbacks. Built in fridge/freezer, space for cooker, freezer, recess and plumbing for washing machine and dishwasher. Ceiling light point, further concealed down lights over worktop and window, radiator, external door to side and two uPVC double glazed windows to side and rear.

#### **BEDROOM**

14' 6" x 9' 10" (4.43m x 3.0m)  
PVC double door with double glazed inserts to rear garden, ceiling light point and radiator.

#### **BATHROOM**

Three piece suite comprising of corner shower cubide, panelled bath and pedestal wash hand basin with mixer tap. Fully tiled, heated towel rail, ceiling light point and opaque uPVC double glazed window.

#### **WC**

Two piece suite comprising of low level, dual flush WC and pedestal wash hand basin with mixer tap.



#### **FIRST FLOOR LANDING**

Access to bedrooms, shower room and ceiling light point.

#### **BEDROOM**

14' 1" x 12' 9" (4.30m x 3.89m)  
UPVC double glazed window to front, storage cupboard, ceiling light point and radiator.

#### **BEDROOM**

14' 1" x 9' 10" (4.30m x 3m)  
UPVC double glazed window to rear, radiator and ceiling light point.

#### **BEDROOM**

7' 1" x 7' 1" (2.17m x 2.16m)  
UPVC double glazed window to side, radiator, ceiling light point and loft access.

#### **SHOWER ROOM**

Modern three piece suite comprising of low level, dual flush WC, wash hand basin with mixer tap and corner shower cubicle. Velux roof window and ceiling light point.

#### **EXTERIOR**

Extensive driveway, front garden, rear garden and garage.

#### **GARAGE**

18' 0" x 10' 11" (5.50m x 3.34m)  
Up and over door, light and power.

