

Total area: approx. 157.3 sq. metres (1693.1 sq. feet)

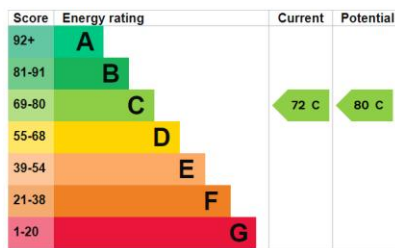
**DIRECTIONS**

Leaving Ulverston along the A590 in the direction of Barrow continue along the main road and at Cross a Moor proceed around to the roundabout going straight across. As you drop down the hill take the left hand turn sign posted towards Urswick. Continue along here until you meet the crossroads turning left and then first left again into Birkrigg Park onto East Drive. Follow the road and the property can be found on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/quilting.speech.presenter>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: E  
 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.




**£400,000**



3



4



2



**GARAGE & PARKING**

**9 East Drive, Ulverston, LA12 0UB**

For more information call **01229 445004**

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

Excellent detached family home situated in the pleasing and popular location of Birkrigg Park situated to the outskirts of Ulverston. This excellent home has been well cared for by the current owners and benefits from replacement PVC double glazing, modern central heating system and modern fitted kitchen, utility room and bathroom. Benefitting from a high standard of presentation throughout, which will be appreciated by inspection and will be suited to a wide range of buyers including the family purchaser. Comprising of entrance hall, WC, lounge, sunroom, dining room, kitchen, utility room and to the first floor four bedrooms, the master having an en-suite and family four piece bathroom. Driveway, integral garage, attractive gardens to the front and rear and the location offers convenient access not only to Ulverston and its comprehensive amenities and the A590 giving access to Barrow and Dalton in Furness.



Accessed through an open fronted porch to a PVC door with double glazed, pattern glass inserts and matching side windows, opening to:

#### ENTRANCE HALL

Stairs to first floor with under stairs store and door to under stairs WC. Light wood grain laminate flooring, ceiling light point and radiator. Doors to ground floor rooms.

#### WC

Two piece suite in white comprising of low level, dual flush toilet and corner mounted wash basin with tiled splashback. Radiator, extractor fan and laminate flooring.

#### LOUNGE

17' 6" x 14' 1" (5.33m x 4.29m)  
Central decorative, feature fireplace with light wood grain effect fire surround, conglomerate style inset and hearth and living coal flame gas fire. Two radiators, central ceiling light point, two wall light points and coving to ceiling. To the end of the room are a set of wooden half glazed French doors with matching side windows to sunroom.

#### SUN ROOM

9' 4" x 14' 9" (2.86m x 4.50m)  
UPVC double glazed windows and French doors to the attractive rear garden, solid inset lights, two electric panel heaters and wood laminate flooring.

#### DINING ROOM

12' 2" x 10' 5" (3.71m x 3.18m) plus Bay  
Rectangular uPVC double glazed bay window to front with fitted blinds, wood grain effect laminate flooring, radiator, ceiling light point and two wall light points.

#### KITCHEN

12' 2" x 8' 11" (3.71m x 2.72m)  
Fitted with a range of high gloss, base, wall and drawer units with modern metallic handle and integrated stainless steel sink and drainer with mixer tap and matching splashbacks and windowsill. Built in appliances by Bosch including fridge freezer, oven with pyrolytic cleaning feature, multifunction top oven, dishwasher, gas hob with glass splashback and cooker hood over with light. Spotlight track to ceiling, modern vertical radiator and uPVC double glazed window overlooking the rear garden. Door to utility room.

#### UTILITY ROOM

4' 10" x 8' 7" (1.48m x 2.63m)  
Fitted units matching those in the kitchen and work surface over incorporating stainless steel sink unit with mixer tap, recess and plumbing for washing machine and uPVC double glazed door to side. Radiator, ceiling light point and connecting door to garage.

#### FIRST FLOOR LANDING

Radiator, access point to loft, uPVC double glazed window and door to airing cupboard with shelving.

#### BEDROOM

11' 7" x 12' 5" (3.55m x 3.81m) widest points  
Double room with a comprehensive range of fitted bedroom furniture to include bedside units and wardrobe units. Radiator, ceiling light point and uPVC double glazed window to rear offering an aspect down to the garden. Door to en-suite.



#### BEDROOM

11' 6" x 8' 9" (3.51m x 2.67m)  
Double room situated to the front with uPVC double glazed window, radiator, ceiling light point and power.

#### BEDROOM

9' 10" x 13' 11" (3.02m x 4.25m)  
Further double room situated to the rear of the property with radiator, uPVC double glazed window to rear offering an aspect down to the rear garden and beyond and ceiling light point.

#### BATHROOM

5' 9" x 10' 5" (1.75m x 3.18m) widest points  
Fitted with a four piece suite in white comprising panelled bath with central mixer tap, WC with push button flush, glazed shower cubicle with Triton electric shower and wash hand basin inset to vanity unit with storage cupboards under, surfacing to side with mixer tap and matching cabinet above with mirror fronted doors. Modern panelling to walls and ceiling, uPVC double glazed pattern glass window, extractor fan and radiator.

#### BEDROOM

7' 4" x 10' 6" (2.25m x 3.21m)  
Good sized single or smaller double with uPVC double glazed window, radiator and ceiling light point.

#### EXTERIOR

Brick set driveway with access to garage. The front garden is laid to grass with border areas, shelter porch to front and access to either side leading to the rear garden.

The rear garden is well presented with patio adjacent to the sunroom, lawn beyond and mature borders with variety of shrubs and bushes. Two seating areas, one being flagged and the other gravelled and has a point for central clothes dryer.

#### GARAGE

18' 5" x 8' 7" (5.62m x 2.64m)  
Single garage with up and over door with windows to the upper section. The garage houses the Worcester Bosch boiler for the central heating and hot water systems, uPVC double glazed window to side, integrated smoke alarm, electric light and power.

