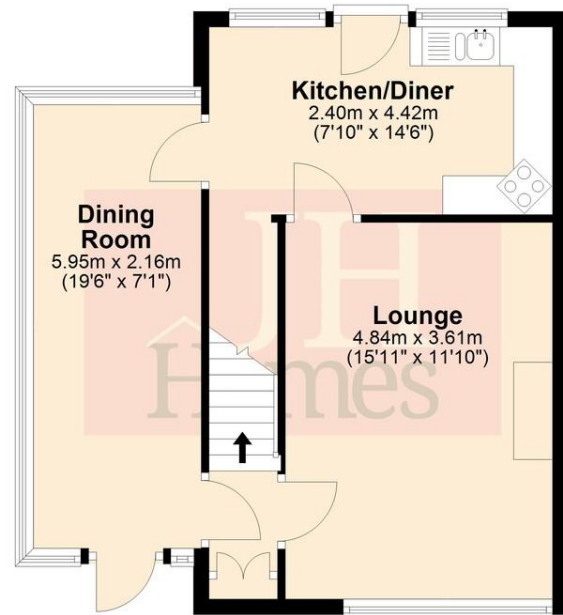


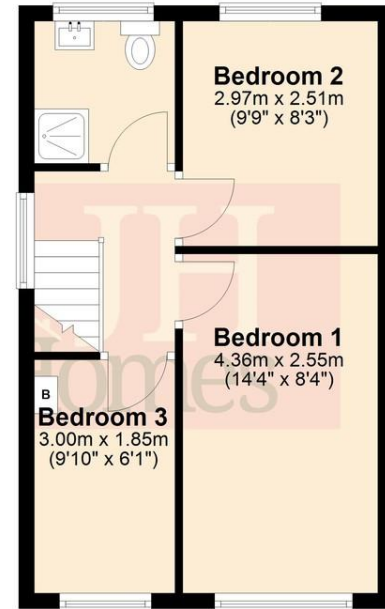
Ground Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 79.7 sq. metres (857.7 sq. feet)

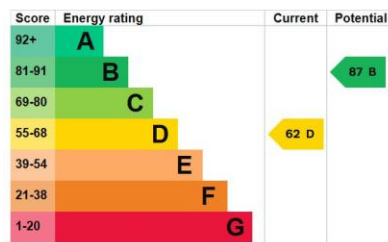
DIRECTIONS

Proceeding from the Ulverston office turn left into Market Street. At the market cross turn left again onto Queen Street. At the traffic lights continue straight across continue past Ulverston Victoria School, through the dip and take the turning on the left into Central Drive. At the end of Central Drive turn left onto Oakwood Drive and immediately right onto Birchwood Drive. The property is situated on the right hand side after the turning to Cartmel Drive. T

he property can be found by using the following "What Three Words" <https://w3w.co/quietest.owes.anyway>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains services include gas, electricity, 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.



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GARAGE & PARKING

1 Hest View Road,
 Ulverston, LA12 9PJ

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent semi-detached property situated to the corner of Hest View Road and Birchwood Drive. Positioned on an elevated plot above the road, the property enjoys an enviable position and offers comfortable accommodation that also includes an extension to the side. Offered vacant with no upper chain and suited to a range of buyers including the family purchaser. Comprising of dining room, inner hall, lounge, kitchen/diner, three bedrooms and shower room. Ample off road parking, single garage, as well as a useful covered area to the rear of the kitchen, front elevated grassed garden area and brick set path to the side leading to the enclosed rear seating area. All in all this makes for a great home with early viewing invited and recommended.



Accessed through a PVC door with glazed inserts opening into:

DINING ROOM

19' 6" x 7' 1" (5.95m x 2.16m)
UPVC double glazed windows to front, side and rear with fitted blinds, wood grain laminate flooring, radiator and numerous power sockets. Connecting doors to inner hall and kitchen/diner.

INNER HALL

Radiator, stairs to first floor with bi-fold door under to storage cupboard housing the gas and electric meters.

LOUNGE

15' 11" x 11' 10" (4.84m x 3.61m)
Pine fire surround with tiled inset and granite style hearth housing a living coal effect fire. UPVC double glazed bow window to front with deeper sill, radiator and doors to understairs storage and kitchen.

KITCHEN/DINER

7' 10" x 14' 6" (2.40m x 4.42m)
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Space for cooker, space and plumbing for washing machine and space for American fridge/freezer. Access to understairs pantry area, radiator and tiled splash backs. Connecting doors to dining room, PVC door with glazed inserts to rear and uPVC double glazed window to side.

FIRST FLOOR LANDING

UPVC double glazed window to side, loft access and doors to bedrooms and shower room.

BEDROOM

14' 4" x 8' 4" (4.36m x 2.55m)
Double room with UPVC double glazed window to front, radiator, two wall lights and ceiling light point.



BEDROOM

9' 9" x 8' 3" (2.97m x 2.51m)
Further double room with UPVC double glazed tilt and turn window to rear overlooking farmland beyond, radiator, ceiling light point and power.

BEDROOM

9' 10" x 6' 1" (3.00m x 1.85m)
Single room with uPVC double glazed, tilt and turn window to rear, radiator, and bulkhead area housing gas boiler for the hot water and heating system.

SHOWER ROOM

Three piece suite comprising of quadrant shower cubicle with thermostatic shower and tiled surround, WC and pedestal wash hand basin. Tiled splash backs, ladder style towel radiator, extractor fan and uPVC double glazed window.

EXTERIOR

Approached by a set of steps to a brick set path and patio area leading to front door. Open plan front garden area laid to lawn and offered good potential for further landscaping. The path continues around the sun room to a further patio area with open fronted covered store, door to garage and parking area/drive.

GARAGE

Up and over door.

