

Total area: approx. 88.0 sq. metres (947.1 sq. feet)

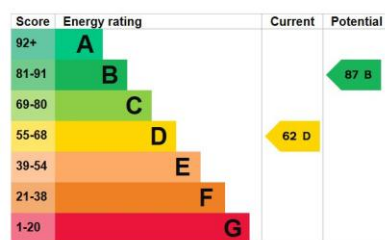
DIRECTIONS

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 left hand side after the turning to Cartmel Drive which is on the right.

The property can be found by using the following "What Three Words" <https://w3w.co/cheaply.fetching.bluntly>

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.



£225,000



- 2
- 3
- 1
- PARKING

**63 Birchwood Drive,
 Ulverston, LA12 9PL**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

We are delighted to bring to the market this most comfortable extended semi-detached home situated in this popular and sought after residential location. Offering a perfect family home with driveway, front and rear gardens and converted garage offering versatile use including perfect garden room, home office etc. Comprising of vestibule, lounge, kitchen with dining area extension with French doors to garden to the ground floor, with three bedrooms and family bathroom to the first floor. Complete with gas central heating system, uPVC double glazing and presented to a good standard throughout as well as being in a convenient location for local schools, amenities as well as being on a bus route. Early viewing is both invited and recommended.



Accessed through a feature front door with leaded patterned glass panes opening into:

VESTIBULE

Built in cupboards to one side housing the electric and gas meter and gas boiler for the central heating and hot water systems. Open arch directly into the lounge.

LOUNGE

15'9" x 12'5" (4.8m x 3.78m)

UPVC double glazed window to front and staircase to side leading to first floor with door to useful under stair store. Electric light and power and connecting door to kitchen.

KITCHEN

14'5" x 8'2" (4.41m x 2.49m)

Attractive and well-presented kitchen fitted with a range of base, wall and drawer units with stone effect work surface over incorporating stainless steel sink and drainer with mixer tap and cream tiled upstands. Integrated electric hob with cooker hood over eye level double oven and grill and recess and plumbing for dishwasher or washing machine if required. Understairs recess, vinyl wood grain effect flooring, PVC door with double glazed inserts and window opening to side. Open access to dining area.

DINING AREA

11'1" x 8'3" (3.38m x 2.52m)

Set of PVC double glazed French doors to rear garden giving a lovely aspect over the garden and the open space beyond. Radiator, electric light and power and vinyl wood grain effect flooring.

FIRST FLOOR LANDING

UPVC double glazed window giving a pleasant view to the side towards open countryside. Loft access and doors to bedrooms and bathroom.

BEDROOM

13'11" x 8'2" (4.25m x 2.50m)

Double room with uPVC double glazed window to front, radiator, electric light and power socket.

BEDROOM

10'0" x 8'0" (3.06m x 2.45m)

Situated to the rear of the property with uPVC double glaze window offering a lovely aspect over Bardsea Leisure and Caravan Park in the distance and the countryside beyond. Radiator, electric light and power.



BEDROOM

7'1" x 6'1" (2.16m x 1.86m)

Single room with uPVC double glazed window, radiator and cupboard with shelving offering storage space.

BATHROOM

6'0" x 6'0" (1.83m x 1.85m)

Attractive modern bathroom fitted with a three piece suite in white comprising of combination wash hand basin and WC unit with storage cupboard underneath, push button flush and mono block mixer tap and panelled bath with mixer tap shower and fitted shower rail. Modern panelling to walls, uPVC double glazed window, chrome ladder style towel radiator and grey tile effect vinyl flooring.

EXTERIOR

To the front of the property is a drive and pleasant front garden area with limestone chippings, flagged path and border area housing a variety of shrubs and bushes.

The driveway continues to the side with access to a former garage and door to kitchen. The rear has an initial flagged patio area and area of artificial grass with borders to the perimeter and access to an area to the rear of the garage offering further seating space with pleasant outlooks over the adjacent countryside.

GARDEN ROOM

17'7" x 9'9" (5.38m x 2.98m)

Accessed through a PVC door with pattern glass upper pane. Offering lined and insulated; inset LED lights to ceiling, PVC double glazed windows to side and rear and half-glazed PVC door to garden. Wood grain effect vinyl flooring, electric light and power and space and plumbing for washing machine.

