



**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. Continue along the road and as it levels the property can be found on the left hand side.

The property can be found by using the following what3words <https://w3w.co/flips.joked.guidbook>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: B  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains services include gas, electricity, water and drainage.  
 PLEASE NOTE: We are advised that the Local Search will show the fields to the south has planning permission for future residential development.



**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.



**£215,000**



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PARKING

**105 Birchwood Drive, Ulverston,  
 Cumbria, LA12 9NZ**

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
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Great semi-detached home positioned in this popular residential location to edge of the market town of Ulverston. Birchwood Drive is in a convenient location situated on a bus route with local amenities including nearby shops, primary school and secondary school. Suited to a range of buyers to include first-time purchaser, rental investment and family buyer whilst benefitting from being offered vacant and having no upper chain. Comprising of vestibule, lounge, kitchen/diner, three bedrooms and modern bathroom. Offering gas central heating system with modern boiler, double glazing, modern kitchen and bathroom and offering a comfortable home in a good decorative order with recently fitted carpets. Set on a pleasant plot with attractive garden to rear which is currently bordered to open farmland. In all, a great opportunity in a popular location with early viewing invited through JH Homes.



Accessed through PVC front door with leaded and pattern glass pane opening into:

#### **PORCH**

Built-in cupboard housing the gas and electric meters with shelving for storage. Panelled internal to lounge.

#### **LOUNGE**

15' 9" x 11' 10" (4.81m x 3.61m)  
Central decorative feature fireplace, radiator and full length uPVC double-glazed window to front with pattern glass lower section. Stairs to first floor with under stairs store cupboard.

#### **KITCHEN/DINER**

14' 6" x 8' 1" (4.44m x 2.48m)  
Kitchen Area  
Fitted with a modern range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and matching up stands to the splashbacks. Integrated low level oven, gas hob with cooker hood over, space and plumbing for washing machine and uPVC double glazed window to rear.

#### **Dining Area**

Radiator, under stairs store, PVC doors opening to garden offers a lovely aspect to the rear.

#### **FIRST FLOOR LANDING**

Radiator, loft access, uPVC double glazed window and doors to bedrooms and bathroom.

#### **BEDROOM**

14' 0" x 8' 1" (4.29m x 2.47m)  
Double room with uPVC double glazed window and radiator.

#### **BEDROOM**

10' 0" x 8' 2" (3.05 m x 2.49m)  
Further pleasant room with uPVC double glazed window offering an outlook to the garden and fields beyond.



#### **BEDROOM**

7' 3" x 5' 11" (2.23m x 1.82m)  
Single room with uPVC double glazed window, radiator and cupboard to entry area housing the gas combi boiler for the central heating and hot water systems.

#### **BATHROOM**

6' 0" x 5' 11" (1.83m x 1.81m)  
Recently installed three-piece suite comprising of paneled bath with mixer tap and shower fitment, WC with push button flush and wash hand basin with mixer tap. White tiling to splash backs, wood grain effect vinyl flooring and uPVC double glazed pattern glass window.

#### **EXTERIOR**

To the front of the property is a drive and slight shingled forecourt offering parking with low wall to the pavement. Access from the side drive to the rear garden. The rear garden has a pleasant flag patio with sunny aspects, garden storage shed and is grassed with some shrubs and bushes.

