



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**DIRECTIONS**

From our offices proceed to the traffic lights on Queen Street. Go Straight over into Princes Street. Follow Princes Street along into Springfield Road and Mountbarrow Road. Take the right hand turning onto Birkett Drive and first right-hand turning onto Rusland Crescent before taking the first right onto Jefferson Drive. The property can be on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/sweat.scouting.lifeboats>

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: B  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains drainage, gas, water and electricity are all connected.



**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.



**JH Homes** **£250,000**



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GARAGE & PARKING

**25 Jefferson Drive, Ulverston, Cumbria., LA12 9LU**

For more information call **01229 445004**

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Stylish semi detached house situated in this popular residential location to the outskirts of Ulverston. Presented by the current owners to an excellent standard having been improved and modernised to offer a comfortable family home with gas central heating system, double glazing and modern fitted kitchen and bathroom. Comprising of porch, open plan lounge/dining room with bi-fold doors to garden and fitted kitchen to the ground floor with the first floor offering three bedrooms and family bathroom. There is an excellent garden to the rear which is landscaped and enclosed to offer pleasant sunny aspects. The front garden has been tarmacked to provide additional parking as well as a shared driveway to the side which leads to a detached garage. The location offers convenient access to local amenities including primary and secondary schools. In all an excellent home being well presented, decorated and recommended for early viewing to avoid disappointment.



Accessed via a PVC double-glazed feature door opening directly to:

**PORCH**

Two uPVC double glazed windows, electric heater, power point and inset lights to ceiling. PVC door with pattern glazed upper pane opens into:

**LOUNGE**

12' 9" x 12' 7" (3.89m x 3.84m)

Open plan to the dining room, doors to kitchen and stairs. UPVC double glazed window to front, radiator, ample power points and door to under stairs store with open access to dining area.

**DINING ROOM**

11' 4" x 7' 11" (3.46m x 2.42m)

Open access from the adjacent lounge, the room offers Bi fold doors to the lovely rear garden. Within the room is a radiator, continuation of the decor from the Lounge, power points and overhead light.

**KITCHEN**

10' 9" x 7' 3" (3.30m x 2.23m)

Fitted with an attractive range of wall and base units with a modern decor panel and modern metallic bar handles, complimented with a wood block effect work surfaces and tiling to the splash backs. The units comprise cupboards and drawers, has an integrated wine rack and appliances including a gas hob with stainless cooker hood above with double electric oven and grill, space for a fridge freezer and recess space with plumbing for a washing machine. There is vinyl wood grain effect flooring, fitted light and ample power points. This attractive kitchen has a PVC double glazed window and door to the rear garden.

**FIRST FLOOR LANDING**

Double glazed window with blind and modern internal doors to three bedrooms and bathroom.

**BEDROOM**

12' 8" x 9' 11" (3.86m x 3.02m)

Pleasant double room with radiator, overhead light, power points and access. UPVC double glazed window to front providing an outlook between the neighbouring properties towards Hoad Monument in the distance.



**BEDROOM**

10' 11" x 8' 1" (3.33m x 2.46m)

UPVC double glazed window to rear offering an outlook down to the garden and beyond neighbouring properties with glimpses of the farmland beyond. Radiator and light.

**BEDROOM**

7' 8" x 7' 4" (2.34m x 2.24m)

Single room with radiator, power points and overhead light. UPVC double glazed window with fitted blind.

**BATHROOM**

5' 9" x 5' 6" (1.75m x 1.68m)

Fitted with a modern three piece suite in white comprising of panelled bath with glazed shower screen, shower over and mixer tap, low flush WC with push button cistern and pedestal wash hand basin with mixer tap. Tiling to walls, tall chrome ladder style radiator, extractor fan and uPVC window.

**EXTERIOR**

To the front of the property is a good area for parking, with the front garden having been tarmacked to create additional off-road parking as well as on the drive to the side. To the end of the shared driveway is a modern single garage and gate to the rear garden. The rear of the property offers a most attractive landscaped garden area which is enclosed with a gate to the side. There is a patio area with door adjacent to the kitchen and outside tap. Central sweeping path leads to the lower garden with further patio to the rear of the garage. The garden has a lawn to one side, gravel border and mature shrubs to the other.

**GARAGE**

Modern single garage with up and over door, electric light and power. Door to side and window to the garden.

