

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 filks the real items. Made with Made Snappy 380.

DIRECTIONS

From our offices procced 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

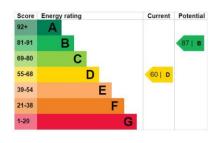
GENERAL INFORMATION

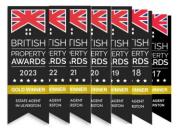
TENURE: Freehold

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











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

2 New Market Street

£250,000





For more information call **01229 445004**

Ulverston Cumbria LA12 7LN www.jhhomes.net or contact@jhhomes.net 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 a 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 insetlights 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, a mple power points and door to under stairs store with open access to dining a rea.

DINING ROOM

11' 4" x 7' 11" (3.46 m 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 BEDROOM of the decor from the Lounge, power points and overhead light.

KITCHEN

10' 9" x 7' 3" (3.30 m 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 vinv wood grain effect flooring, fitted light and a mple 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.

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

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



EXTERIOR

To the front of the property is a good a rea 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 lands caped garden area which is endosed 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

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

