

DIRECTIONS

From our office in the centre of Ulverston proceed up Market St, turning left onto Queen Street and carry on until the lights. Continue straight ahead onto Princes Street, passing the railway station, and onto Mountbarrow Road with the primary school on the right, UVHS secondary school and sixth form on the left. Proceed through the dip and after a short while turn right into Birkett Drive where the property can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/caged.hiked.declares>

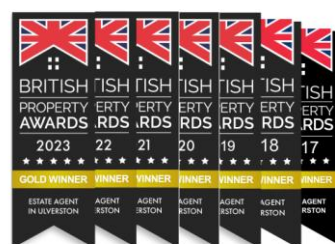
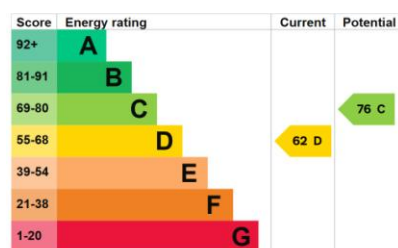
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric



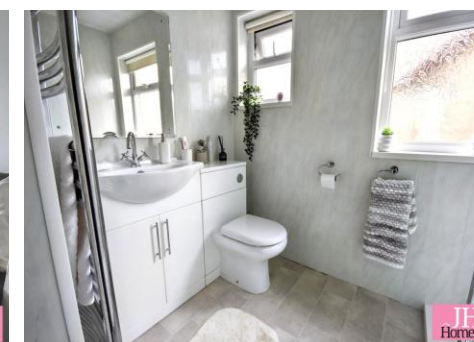
Estate Agency Act 1979

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

JH
Homes

£350,000



2



3



1



GARAGE &
PARKING

9 Birkett Drive,
Ulverston, LA12 9LS

For more information call **01229 445004**

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

Well presented extended semi detached bungalow that has been modernised and maintained by the current owners to a high standard with contemporary decor and lighting throughout. Set on a spacious plot with attractive gardens front and rear, extensive driveway and detached garage. Offering accommodation comprising of entrance hall, lounge, dining room, sun room, modern kitchen, utility room, three bedrooms and shower room. The spacious and attractive plot gives lots of parking, excellent rear garden with lawn, and well stocked borders, perfect for the family buyer. Complete with gas central heating system and uPVC double glazing, this great property will not disappoint an early viewing is highly recommended.



Accessed through a PVC door into:

PORCH

Door to:

HALL

UPVC double glazed window to side, storage cupboard and doors to dining room, shower room, three bedrooms and the lounge.

LOUNGE

15' 5" x 10' 11" (4.7m x 3.33m)

UPVC double glazed bay window to front, electric fire with feature surround and radiator.

BEDROOM

13' 6" x 10' 3" (4.11m x 3.12m)

Double room with uPVC double glazed window to front and radiator.

BEDROOM

10' 7" x 10' 5" (3.23m x 3.18m)

Double room with uPVC double glazed window to rear and radiator.

BEDROOM

6' 8" x 11' 1" (2.03m x 3.38m)

Single room with uPVC double glazed window to side and radiator.

SHOWER ROOM

8' 1" x 5' 2" (2.46m x 1.57m)

Modern three piece suite in white comprising of WC, wash hand vanity basin and shower cubicle. Storage cupboard and two uPVC double glazed windows to side.

DINING ROOM

11' 9" x 10' 2" (3.58m x 3.1m)

Radiator, door to kitchen and open to:

SUN ROOM

8' 8" x 10' 3" (2.64m x 3.12m)

UPVC French style, double glazed double doors to the rear garden, radiator and uPVC double glazed window to side.



KITCHEN

11' 3" x 7' 9" (3.43m x 2.36m)

Fitted with a good range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap and chrome handles. Integrated electric double oven and gas hob with cooker hood over. Space for fridge, uPVC double glazed window to side and cupboard housing combination boiler for the hot water and heating system. Door to:

UTILITY ROOM

6' 0" x 6' 4" (1.83m x 1.93m)

Area of matching worktop to the kitchen with space and plumbing for washing machine under, space for dryer and space for tall freezer. External PVC door to side.

EXTERIOR

Low maintenance garden giving access to front door. Extensive driveway giving access to the utility room, garage and rear garden. The rear is enclosed with well stocked borders and is mostly laid to lawn with a sun patio.

GARAGE

10' 2" x 15' 11" (3.12m x 4.87m)

Detached garage with up and over door, light and power.

