

FREEHOLD



# 11 MEARNES DRIVE, ULVERSTON, LA12 9PE

## £215,000

### FEATURES

- |  |                                     |
|--|-------------------------------------|
| Popular Residential Location             | Lounge & Kitchen/Diner              |
| Semi Detached Home                       | Three Bedrooms & Shower Room        |
| Perfect For A wide range of Buyers       | Offered Vacant With No Upper Chain  |
| Comfortable Family Sized Accommodation   | Super Potential For Personalisation |
| Well Presented Gardens & Detached Garage | Early Viewing Invited               |



1



1



3



Garage,  
Off Road  
Parking



Three bedroom traditional semi detached home, situated on the popular Croftlands Estate and occupying a pleasant plot with attractive gardens to both the front and rear. Benefitting from a shared driveway with gated access leading to a garage at the rear, along with gas central heating system and uPVC double glazing throughout. This family home offers convenient access to local amenities, schools and bus routes with the accommodation comprising of vestibule, lounge, kitchen/diner to the ground floor with three bedrooms and shower room to the first floor. The gardens offer a mixture of spaces with lawn, established, colorful borders and patio area with space for seating. Offered for sale with vacant possession, having no upper chain with early viewing being invited and recommended this fabulous purchase has been well maintained whilst also offering a new buyer the ability to personalise.

Accessed through a PVC front door with double glazed pattern glass pane opening to:

**VESTIBULE**

Low-level cupboard housing the gas and electric meters, fitted coat hooks and internal door to lounge.

**LOUNGE**

15' 10" x 14' 10" (4.83m x 4.52m)  
Well proportioned offering uPVC double glazed window to front with blind, stairs to side, radiator, electric light & power and door giving to kitchen.

**KITCHEN/DINER**

8' 1" x 14' 8" (2.46m x 4.47m)  
Fitted with a range of base, wall and drawer units with light pattern work surface over incorporating

stainless steel sink with mixer tap with tiling to upstands. Integrated oven and gas hob with cooker hood over, recess and plumbing for washing machine, space for fridge and further recess for freezer or dishwasher as there is plumbing. Door to understairs storage, PVC door and windows offer a lovely aspect over the rear garden.

**FIRST FLOOR LANDING**

UPVC double glazed windows to landing with roller blind and loft access.

**BEDROOM**

13' 11" x 8' 3" (4.24m x 2.51m)  
Double room with uPVC double glazed window and blind to front, radiator and ceiling light point.

**BEDROOM**

10' 0" x 8' 3" (3.05m x 2.51m)  
Further double room situated to the rear of the property with uPVC double glazed window and blind looking down the rear garden and towards Hoad Monument in the distance. Radiator and ceiling light point.

**BEDROOM**

9' 7" x 6' 1" (2.92m x 1.85m)  
Single room to the front of the property with uPVC double glazed window and fitted blind and radiator. Cupboard over the stairs housing the Worcester gas combi boiler for the heating and hot water systems and storage space.





## SHOWER ROOM

6' 4" x 6' 1" (1.93m x 1.85m)

Fitted with a three piece suite comprising of WC, wash hand basin and shower cubicle with thermostatic shower. Panelling to walls, mirror fronted bathroom cabinet, uPVC double glazed window and radiator.

## EXTERIOR

Shared driveway with gated access to the garage. Well-presented front garden with lawn and mature, attractive, well stocked borders with variety of shrubs and bushes. Gated access from the drive to the rear garden area with flagged patio and grass. Pathway with borders to the side and a further lower patio to the end of the garden with mature screening and a greenhouse behind the garage.

## GARAGE

Single garage with up and over door, two windows to side, electric light and power.



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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

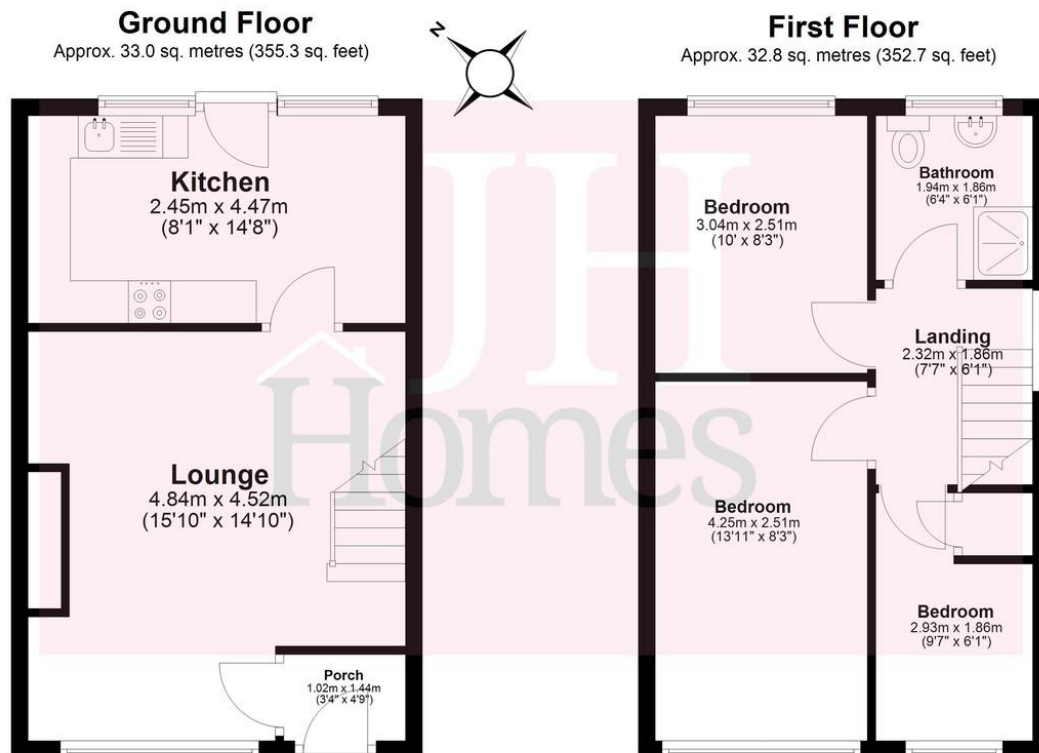
LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services include drainage, water, gas and electricity are all connected

#### DIRECTIONS:

From office, proceed up the cobbled Market Street turning left onto Queen Street. At the traffic lights continue straight across onto Princes Street passing the railway station, the primary and Ulverston Victoria High School. Proceed through the dip and take the second turning on the left onto Central Drive, continue to the end of Central Drive turning right onto Oakwood Drive. Turn first left into Birchwood Drive, turn first right onto Bigland Drive proceeding up the road turn left into Mearness Drive and the property can be found on the left.

The property can be found by using the following "What Three Words" <https://w3w.co/interacts.conceals.tablet>



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

