

FREEHOLD



17 BIRKETT DRIVE,  
ULVERSTON,  
LA12 9LS

£295,000

#### FEATURES

- Lovely Russell Bungalow
- Popular and Convenient Location
- Well Presented Throughout
- Lounge & Dining Room with Patio Door To Garden
- Modern Fitted Kitchen With Appliances
- Loft with development potential
- Two Good Double Bedrooms
- Shower Room & Separate WC
- Drive, Garage & Lovely Sunny Rear Garden
- Viewing Invited & Highly Recommended



JH  
Homes

We are delighted to bring to the market this most comfortable, well-presented semi-detached Russell bungalow situated in this popular and convenient location. The bungalow offers a comfortable home that is well presented throughout with attractive decor and a high standard of presentation, benefiting from modern kitchen and most attractive rear garden with pleasant sunny aspects. Offering accommodation comprising of vestibule, hall, lounge, dining room, kitchen, two double bedrooms, shower room and a separate WC. There is driveway parking, a single garage and attractive rear garden complimenting the property. Complete with a substantial loft area offering great potential for further development should this be required, subject to achieving the necessary permissions. In all a most comfortable true bungalow in a convenient and popular location with early viewing invited and recommended.

Accessed through a PVC double glazed front door with pattern glass upper pane and matching glass to the side window. Opening into:

#### **VESTIBULE**

Tiled floor and a traditional wooden door with pattern glass pane opening into:

#### **ENTRANCE HALL**

Welcoming and well-presented with woodgrain laminate flooring and light attractive décor. Two wall light points, radiator and a door to the rear to an excellent coat cupboard, which also provides loft access.

#### **LOUNGE**

**15' 11" x 11' 2" (4.85m x 3.4m)**  
Excellent room well-proportioned room with attractive decor and uPVC double glazed bay window to the front with fitted blind. Central tiled fireplace and hearth with a living coal flame gas fire, double radiator and a continuation of the woodgrain laminate flooring from the entrance hallway.

#### **DINING ROOM**

**11' 8" x 10' 4" (3.56m x 3.15m)**

Situated to the rear of the property and offers a spacious room with ample space for a family sized dining table. Set of PVC double glazed patio doors to the rear opening to and overlooking the lovely rear garden. There is also a continuation of the woodgrain laminate flooring, a radiator and light attractive decor.

#### **KITCHEN**

**11' 8" x 7' 9" (3.56m x 2.36m)**

Fitted with a range of base, wall and drawer units, including pan drawers, with marble effect worktop over incorporating single drainer bowl and a half sink unit with mixer tap and splash back tiling. Integrated appliances include an induction hob with glass splashback and Neff cooker hood above, built-in Neff microwave, double oven and grill, dishwasher, fridge/freezer and washing machine, all with matching decor panels. Tiled floor, inset lights to the ceiling, uPVC double glazed window with a wooden blind and a door from the kitchen gives access to the rear lobby, which has a PVC

double glazed door to the drive and a door to an excellent general storage cupboard.

#### **BEDROOM**

**13' 11" x 8' 3" (4.24m x 2.51m)**

Excellent double with bright décor, uPVC double glazed window to the front with a blind and mirror fronted wardrobe to one wall.

#### **BEDROOM**

**10' 2" x 10' 3" (3.1m x 3.12m)**

Situated to the rear of the property and has a uPVC double glazed window looking towards the garden. With attractive décor and wardrobes to one wall which may be available by separate negotiation.

#### **SHOWER ROOM**

Fitted with a two-piece suite comprising of a quadrant shower cubicle with thermostatic shower and tiling to the surround, modern wash hand basin set into a vanity unit with mixer tap and storage cupboards under. Tile effect flooring and panelling to half the walls, uPVC double glazed pattern glass window with blind, chrome towel radiator and door to an excellent storage cupboard.

## WC

Separate toilet next to the shower room with a modern pushbutton flush, uPVC double glazed window and tile effect panels to half the walls.

## LOFT

Accessed via the coat cupboard using a wooden ladder and offers an immense amount of potential for onward development, should this be required subject to receiving the necessary permissions. It currently offers a perfect storage area and is where the gas boiler for the heating and hot water systems is located.

## EXTERIOR

Driveway to the side of the property offering parking and access to the garage with a path to the front door and a gate to the rear garden. To the rear a lovely garden with sunny aspects throughout most of the day, and is a compliment to the property. Patio is accessed from the dining room, and has two areas of lawn, well stocked border areas with a variety of shrubs, bushes and other plants, plus additional seating areas around the garden to take advantage of the sunlight throughout the day.

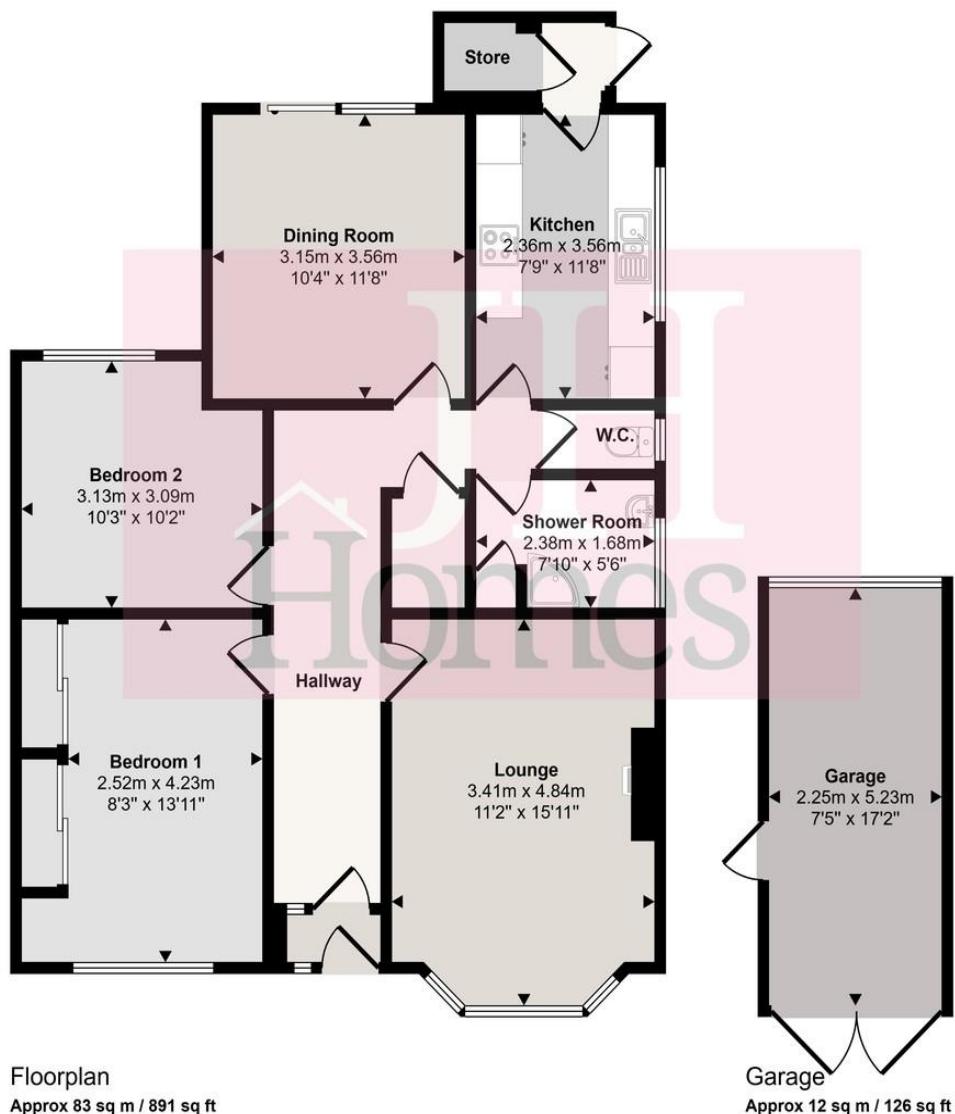
## GARAGE

17' 2" x 7' 5" (5.23m x 2.26m)

The sectional garage offers good general storage and parking for a smaller vehicle, motorbike bicycles etc.



Approx Gross Internal Area  
95 sq m / 1017 sq ft



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01229 445004

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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

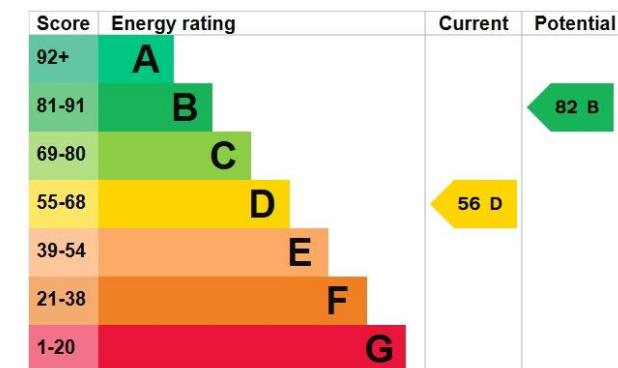
SERVICES: Mains drainage, gas, electric, water are all connected

#### DIRECTIONS:

From our office in the centre of Ulverston, proceed up Market Street, turn left onto Queen Street and continue until the lights. Go straight ahead onto Princes Street, passing the railway station, and onto Mountbarrow Road with the primary school on the right and UVHS secondary school and sixth form on the left. Proceed through the dip and after a short while turn right into Birkett Drive.

The property can be found by using the following "What Three Words"

<https://w3w.co/infuses.afflict.repeat>



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.

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.