

EXTERNAL

To the front of the property there is a mature beech hedge and a pathway shared with the neighbouring property. Gated access to the front garden. The front garden is flagged for easier maintenance offering seating area with access to the front door. There is a ginnel to the side leading to the rear. The rear garden is enclosed and over two levels with a lower flagged patio and step access to an upper grassed garden area with further patio and storage shed. Garden is a pleasant feature of this family home.



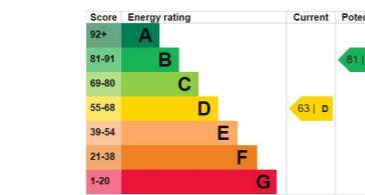
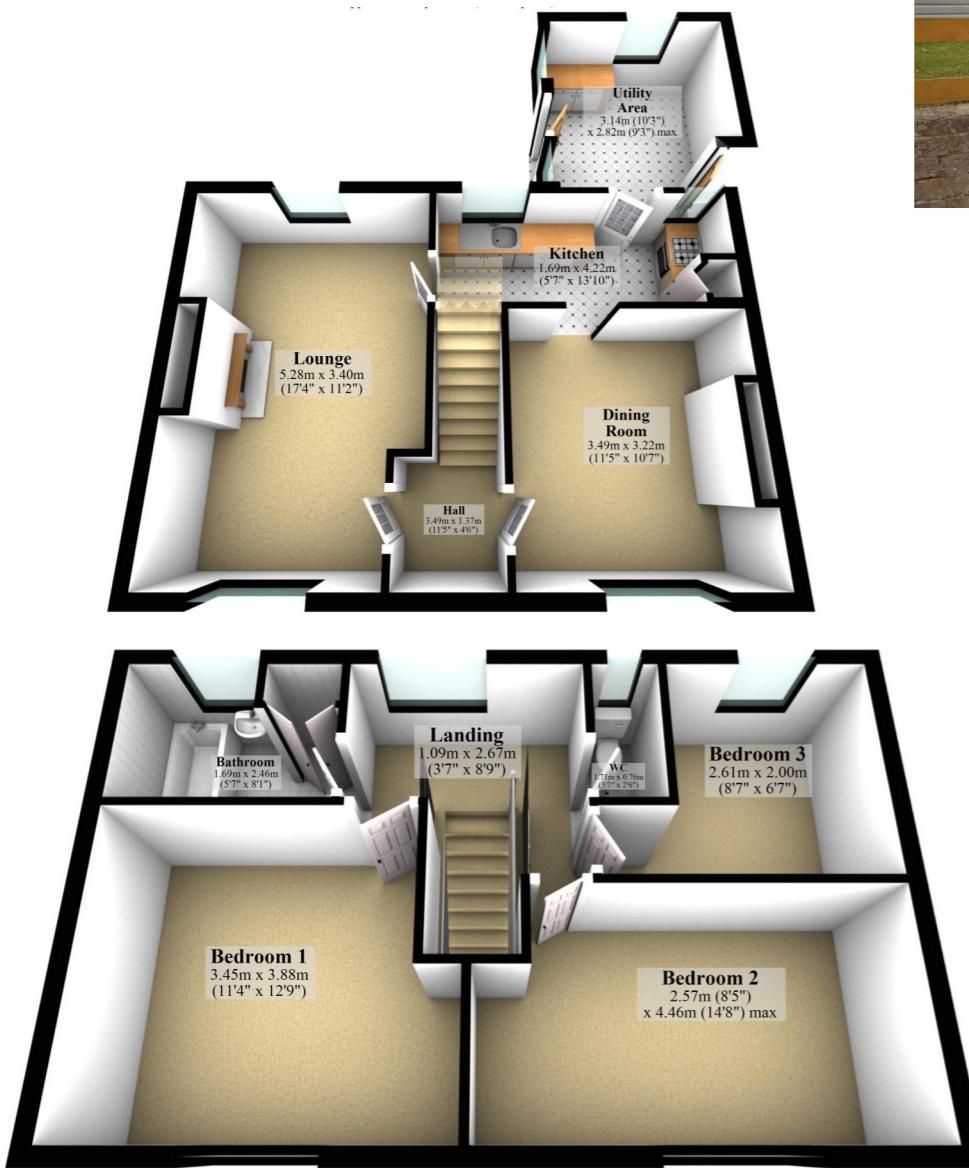
TENURE: Freehold

COUNCIL TAX: Band B

LOCAL AUTHORITY: South Lakeland district Council

SERVICES: Mains drainage, gas and electricity are all connected.

Viewing strictly through J H Homes.



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.



**Three Bedroom Mid-Terrace House
Popular Location
FOR SALE £189,950**



24 OAKWOOD DRIVE, ULVERSTON, CUMBRIA, LA12 9HH

This is a well presented mid-terraced house in this popular and sought after residential location in the popular market town of Ulverston. The property offers family sized accommodation with three bedrooms and is in a most convenient position for access to nearby amenities including the local Co-op and leisure facilities as well as local primary and secondary schools. The property is presented to a high standard by the present owners and is complemented with gas fired central heating and uPVC double glazing. In summary the accommodation briefly comprises entrance hall, living room, dining room, fitted kitchen, utility/playroom. To the first floor are three bedrooms, bathroom and separate WC. There are garden areas to both the front and rear ideal for the family buyer. The property is recommended for early viewing and appointments can be made through the offices of JH homes. Covid 19 restrictions apply.

For more information call **01229 314049 or 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

EPC Rating: tbc

ACCOMMODATION

The property is accessed via a modern composite style front door with double glazed arched window which opens to the entrance hall.

ENTRANCE HALL

The entrance hall has a tiled floor, doors to the Sitting Room and Dining Room and the staircase leading to the first floor. There is a metre cupboard which has the electric metre and fuse point, also ceiling light point and telephone point.

LOUNGE

17ft 3' 5.7 x 11ft 1' 3.38

uPVC double glazed windows to the front and rear elevations looking about the front and rear gardens both windows have fitted vertical blinds. The room is of good proportions and has an attractive decor with light grey finish to the walls and a central white painted fireplace feature with granite style inset and hearth with living coal flame gas fire. There is a pine door providing access to the kitchen, power sockets and ceiling light point and wiring for Sky television.



DINING ROOM

10ft 7' 3.22 by 11ft 3' 3.44

A uPVC double glazed window to the front elevation with fitted vertical blinds looking to the front garden.



The dining room has attractive modern light decor in grey and a medium wood grain shaded laminate flooring. Double central heating radiator, power sockets and ceiling light point. A connecting doorway offers access to the kitchen.

KITCHEN

13ft 9' 4.20 x 5ft 5 1.67

A double-glazed window to the rear looking to the rear patio and garden. The kitchen is attractively fitted with a modern range of base and wall cupboards with white high gloss decor panels with modern metallic bar handles and a complementary grey patterned work surfacing with matching upstands with chrome trim. There is a dark grey single drainer sink unit with mixer tap, the units comprise cupboards and pan drawers, an integrated gas hob with black glass splashback with cooker hood above and a built-in electric oven. There is a light a wood grain laminate flooring and a concertina door offering access to the understand store. With white panelling is to the ceiling with a fitted spotlight track. A uPVC double-glazed pattern glass door provides access to the utility/playroom.



UTILITY/PLAYROOM 1' 3.39 x 9ft 3' 2.82 maximum overall

Doors opening to the side passage and also to the rear garden. The room is currently utilised as a playroom as well as utility area. There is a PVC double glazed window, electric heater, and plumbing for a washing machine.

From the entrance hall the staircase leads to the first floor with fitted handrail and opens to the first floor landing. A bright landing with PVC double glazed tilt and turn window and a double central heating radiator.

BEDROOM ONE

11ft 4'1 3.46 x 11ft 1' 3.39 /12ft 8' 3.88

An excellent double bedroom with PVC double glazed window to the front elevation with two opening up a pains offering an aspect down to the garden and beyond to Oakwood Drive. A lovely bedroom with modern decor with one paper featured wall and remaining walls and light grey modern finish there is power sockets ceiling point and central heating radiator. Ample space for free standing wardrobes.



BEDROOM TWO

14ft 5'4.39 maximum / 11ft 7' 3.54 x 8ft 5' 2.58

With a uPVC double glazed window to the front looking to Oakwood Drive.



A further pleasant to double bedroom with the light modern decor theme, central heating radiator, power sockets and centre light point.

BEDROOM THREE

8ft 6' 2.39 x 6ft 11' 2.12

A uPVC double glazed window to the rear with opening upper pain. A pleasant single bedroom with attractive modern décor, radiator, power socket and ceiling light point.



BATHROOM

8ft 1' 2.45 x 5ft 6' 1.69

The bathroom has a uPVC double glazed patterned glass window to the rear with opening upper pain. Fitted with a two piece suite in white comprising panelled bath with over-bath electric shower with shower rail and a wash hand basin. With modern grey marble effect panelling to the walls, a central heating radiator and a set of double louvre doors to the airing cupboard which houses the Worcester gas combi boiler for the central heating and hot water systems.



Across the landing from the bathroom is a separate WC.

w/c

WC which has a small PVC double glazed window low flush toilet with push button cistern and ceiling light point.