



## 37 Birkett Drive Ulverston, LA12 9LS

Welcome to this impressive detached family home, offering spacious living accommodation to all floors, off road parking and low maintenance gardens. Perfectly situated near amenities, schools, and transport links, this property provides the perfect balance of comfort, convenience, and luxury. The low maintenance gardens provide the perfect space for relaxation and outdoor activities, without the hassle of extensive maintenance. The off-road parking ensures convenient and secure parking for your family and guests. With no chain, this home is ready to move into and make your own. Contact us today to schedule a viewing and experience the best of family living!

**Offers In The Region Of £425,000**

# 37 Birkett Drive

Ulverston, LA12 9LS



- Impressive, Spacious Family Living
- Four Bedrooms and En Suite with Dressing Room
- No Chain
- Council Tax Band - E
- Open Plan Living/Dining Room
- Office - Ideal for home working
- Garage & Driveway
- Kitchen and Utility Room
- Low Maintenance Gardens
- Excellent Location

## Vestibule

5'10" x 3'4" (1.791 x 1.037)

## Entrance Hall

15'8" x 5'10" (4.778 x 1.798)

## Living Room

17'4" x 12'4" (5.288 x 3.761)

## Dining Room

11'0" x 7'6" (3.367 x 2.294)

## Kitchen Diner

12'4" x 9'3" (3.762 x 2.822)

## Utility Room

9'3" x 9'2" (2.832 x 2.816)

## Ground Floor Shower Room

8'11" x 5'7" (2.733 x 1.726)

## Bedroom Four (Ground Floor)

11'0" x 10'6" (3.375 x 3.223)

## Landing

11'0" x 5'11" (3.364 x 1.805)

## Bedroom One

12'4" x 11'4" (3.769 x 3.456)

## En Suite

8'10" x 6'10" (2.704 x 2.106)

## Walk In Wardrobe

8'3" x 4'8" (2.532 x 1.435)

## Bedroom Two

13'11" x 10'5" (4.246 x 3.198)

## Bedroom Three

9'5" x 8'7" (2.886 x 2.638)

## Office

7'10" x 6'2" (2.401 x 1.894)

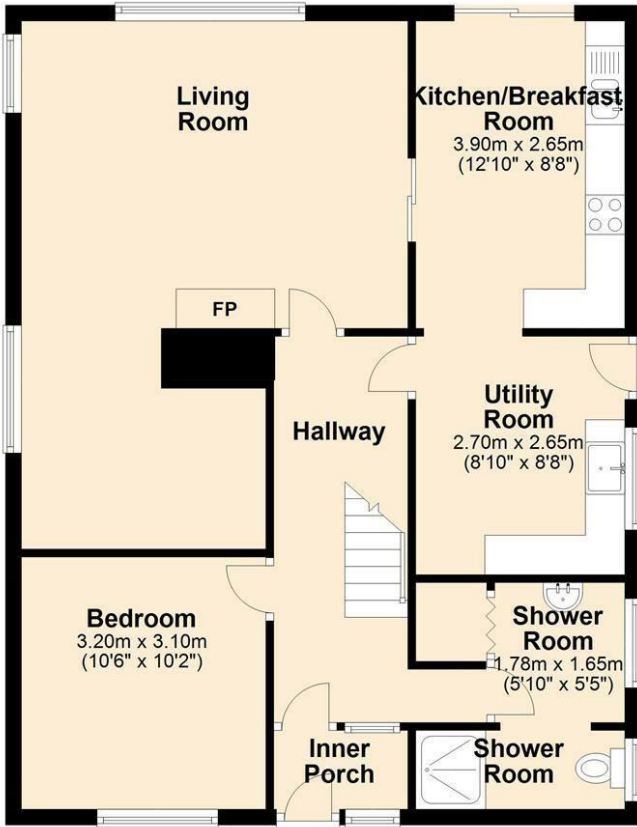


## Directions

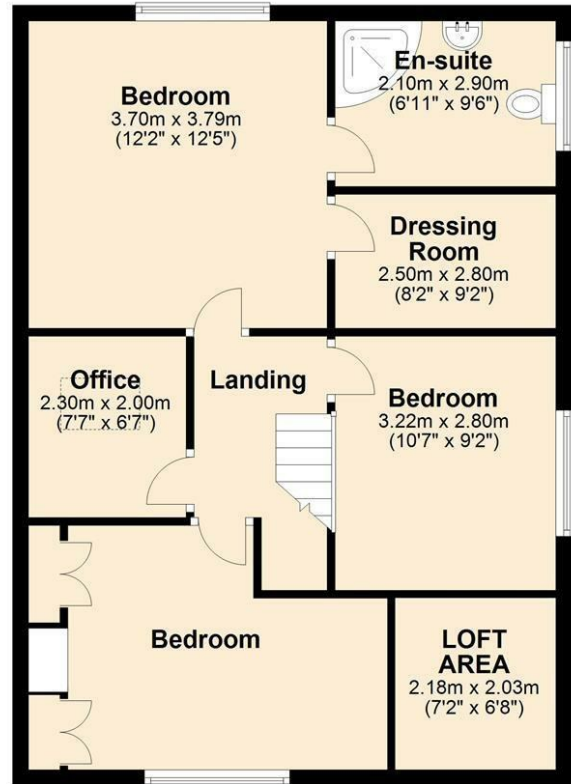


# Floor Plan

**Ground Floor**



**First Floor**



**37 BIRKETT DRIVE, ULVERSTON**

Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

