



63 Birchwood Drive

Ulverston, LA12 9PL

Offers In The Region Of £250,000



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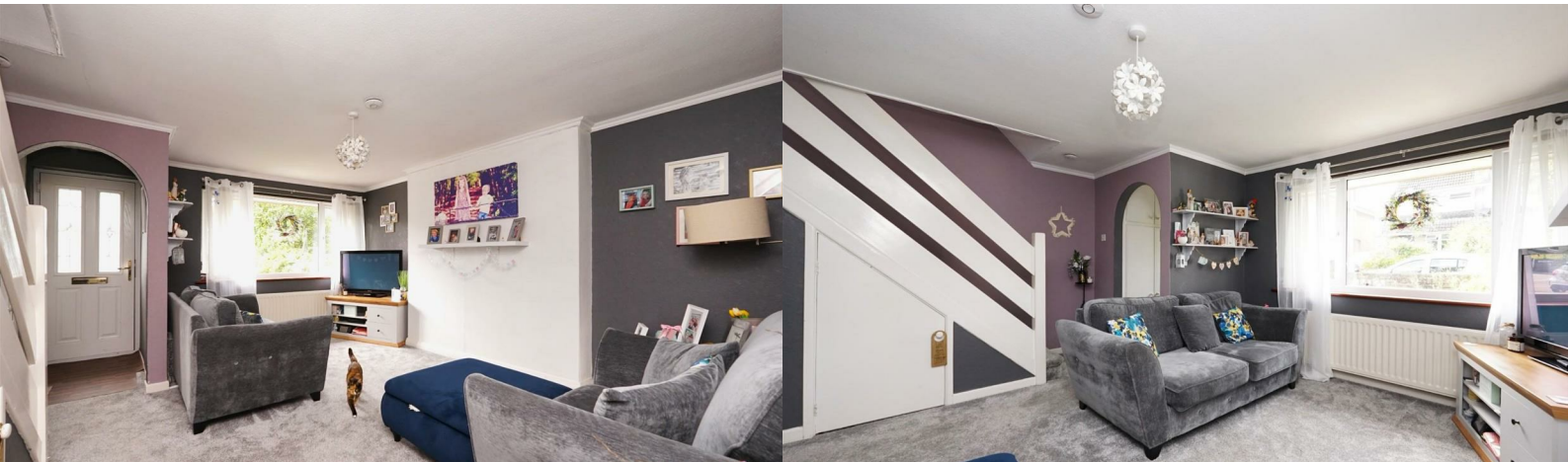
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Discover this charming three-bedroom semi-detached family home, perfectly situated close to schools, transport links, and amenities. Ample off-road parking space for your vehicles and a fabulous converted garage, most versatile for use. Lovely gardens to the front and rear, providing space for outdoor activities and relaxation as well as field views to the rear of the property. This delightful family home offers a perfect combination of comfort, style, and practicality. Don't miss the opportunity to make it your own. Contact us today to arrange a viewing!

The front garden is designed for low maintenance, enhancing curb appeal with minimal effort. A driveway to the side of the property leads to the converted garage, providing a useful parking space. Step into the welcoming entrance porch, which features a built-in cupboard perfect for storing coats and shoes. From the porch, enter the spacious lounge, which offers open access to the staircase. This room is ideal for relaxation and entertaining.

Through the lounge, you'll find the kitchen diner. The kitchen is fitted with cream farmhouse-style base and wall units, providing ample storage and a charming aesthetic. It includes an integrated oven and a four-ring electric hob. An open archway leads to the dining area, creating a seamless flow between the spaces. French doors from the dining area open to the rear garden, inviting plenty of natural light and providing easy access to outdoor dining and entertaining.

The first floor comprises three bedrooms. The two double bedrooms offer ample space and comfort and the single bedroom makes for an ideal child's room, guest room, or home office. The modern three-piece bathroom suite on this floor includes a bathtub with over bath shower attachment, a wash basin, and a low-level WC, designed with contemporary fixtures and finishes.

The rear garden features an artificial lawn, offering a green, low-maintenance outdoor space perfect for children to play and for family gatherings. There is also open field views to the rear. The garage has been converted into a versatile space with light and power. This area is ideal for use as a man cave, teenage den, or guest accommodation, providing flexibility to suit your family's needs.

Lounge

11'9" x 15'9" (3.60 x 4.82)

Kitchen Diner

14'6" x 17'2" (4.42 x 5.25)

Bedroom One

8'1" x 14'2" (2.47 x 4.32)

Bedroom Two

10'0" x 8'1" (3.07 x 2.47)

Bedroom Three

6'1" x 7'2" (1.87 x 2.20)

Bathroom

6'1" x 6'0" (1.86 x 1.83)

Garage Conversion

9'9" x 17'7" (2.99 x 5.38)



- Off Road Parking
- Front & Rear Gardens
- Close to Transport Links & Schools
- Modern Decor Throughout
- Council Tax Band - B
- Close to Amenities
- Ideal for a First Time Buyer or Family
- Popular Residential Estate
- Fantastic Garage Conversion



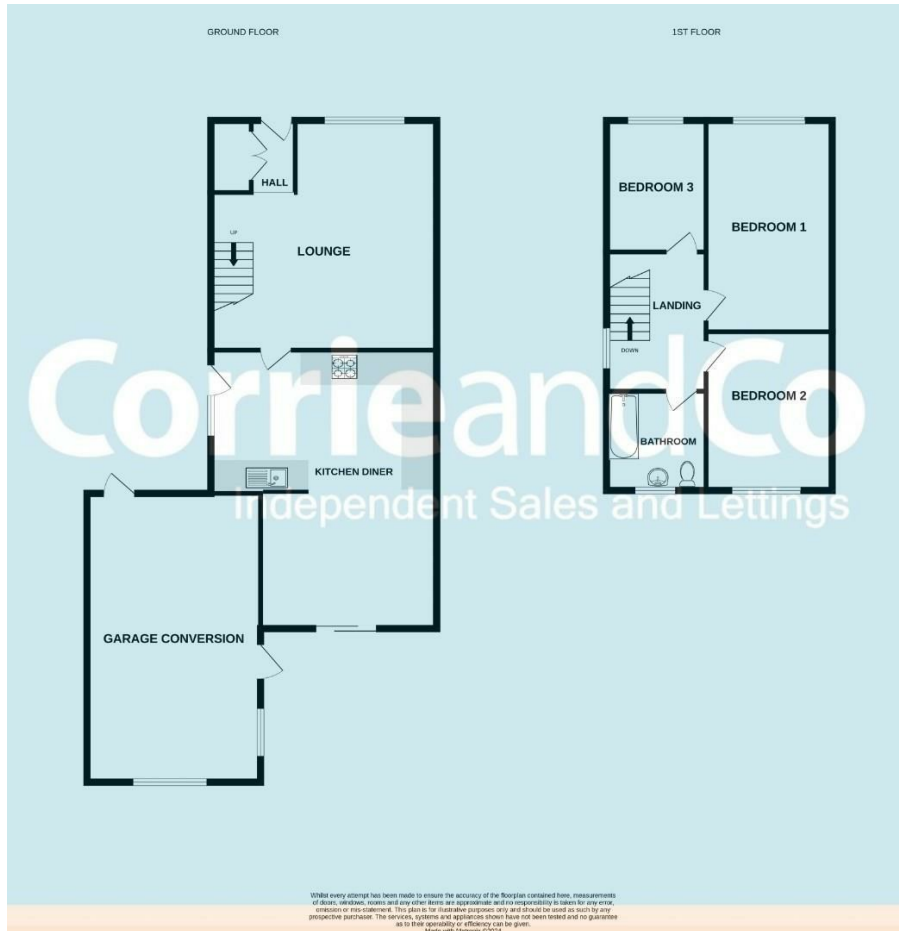
Road Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not tested and no guarantee as to their operability or efficiency can be given. Made with Blueprints ©2024.

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We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

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