



## 29 Birchwood Drive

Ulverston, LA12 9PN

Offers In The Region Of £230,000



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# 29 Birchwood Drive

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Welcome to Birchwood Drive, Ulverston - a charming semi-detached house that could be your next family home! This delightful property boasts two reception rooms and a conservatory, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind and make memories.

Situated in a great location, this home is conveniently close to amenities, making daily errands a breeze. The front and rear gardens offer a lovely outdoor space where you can enjoy the fresh air and perhaps even try your hand at gardening.

Don't miss the opportunity to make this semi-detached house your own. Birchwood Drive is calling - are you ready to answer?

The driveway offers parking for up to two cars and the front garden is paved and low maintenance. Entering the home, a porch offers protected access into the lounge with feature fireplace and modern décor. Leading into the kitchen diner, there is a range of farmhouse style units with integrated appliances. Ample room for dining table too. The conservatory overlooks the rear garden area and is versatile for use as lounge and or additional dining.

The first floor is accessed from the front reception and leads to all three bedrooms, of neutral décor. The family bathroom is clad, tree piece with a modern vanity unit.

The exterior offers ample outside garden, both front and rear, largely paved for ease of maintenance with some shrubbery.

### Vestibule

4'1" x 3'0" (1.258 x 0.938)

### Living Room

15'9" x 14'4" (4.811 x 4.384)

### Kitchen-Diner

14'4" x 8'0" (4.393 x 2.462)

### Conservatory

13'0" x 12'6" (3.987 x 3.814)

### Landing

8'1" x 5'10" (2.472 x 1.795)

### Bedroom One

14'1" x 8'2" (4.301 x 2.499)

### Bedroom Two

10'0" x 8'2" (3.059 x 2.499)

### Bedroom Three

6'10" x 6'0" (2.088 x 1.847)

### Family Bathroom

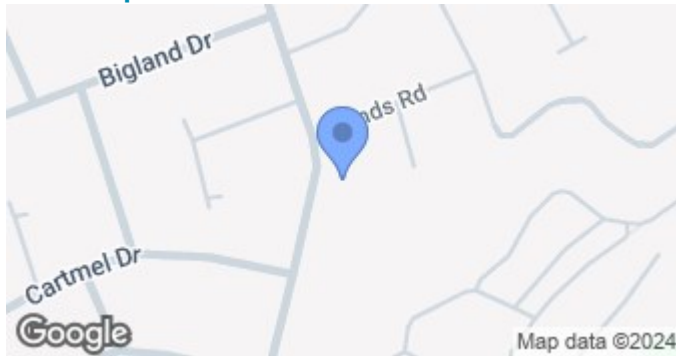
6'0" x 5'10" (1.852 x 1.797)



- Central Location
- Council Tax - Band C
- Good garden, front and rear
  - EPC - D
- Three bedrooms
- Large Conservatory
- Gas CH and DG
- Off Road Parking



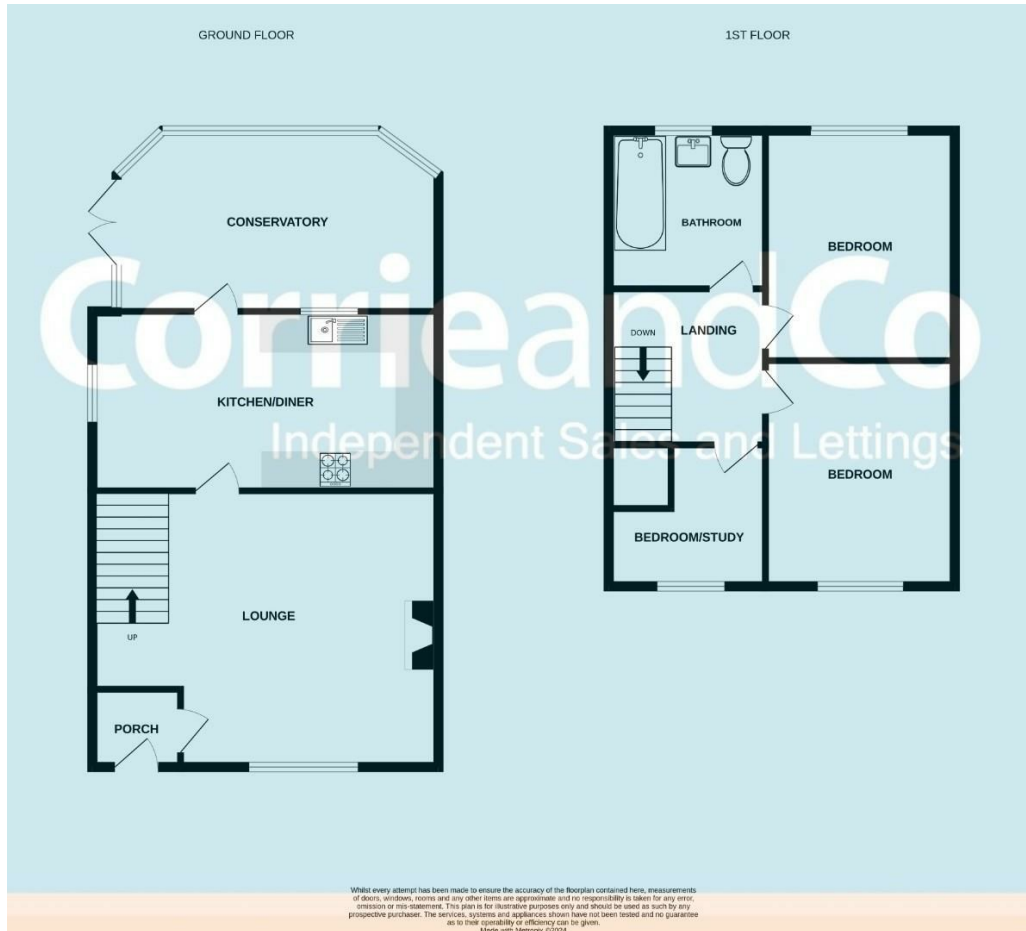
## Road Map



## Terrain Map



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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 have not been tested and no guarantee as to their operability or efficiency can be given. Made with Memphis 10/24.

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