

Total area: approx. 72.4 sq. metres (779.3 sq. feet)

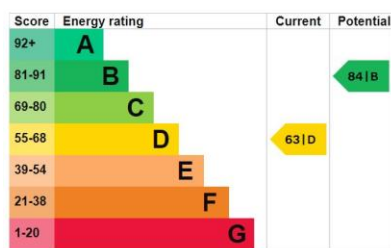
**DIRECTIONS**

From our office proceed up Market Street, turn left opposite the Farmers Arms onto Queen Street. At the traffic lights on Queen Street, you will meet the A590, proceed straight over into Princes Street and continue along past the secondary school, up the steep hill along Mountbarrow Road. Passing Croftlands primary school on the corner of Oakwood Drive/Mountbarrow Road, continue and take the turning on your left onto Bigland Drive just before the Mountbarrow Road Garage. Follow the road to the left then turn right into Birchwood Drive take the first left onto Cartmel Drive and as the road bears round to the left the property is on the left opposite Mearness Drive.

The property can be found by using the following "What Three Words" <https://what3words.com/torched.complies.polite>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: C  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains services include gas, electric, water and drainage.



**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.




**31 Cartmel Drive, Ulverston, Cumbria, LA12 9PF**

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Excellent property suitable for a range of buyers including the family purchaser. Set on a pleasant plot positioned looking directly down Mearness Drive on the popular Croftlands Estate. Comprising of hall, fitted kitchen, lounge, inner hall, bathroom, two ground floor bedrooms and main bedroom to first floor. Well presented property which will be appreciated upon inspection and offers a great home in a popular and sought after location. Good access to local amenities including Primary School, Secondary School, Leisure Facilities as well as walking distance to bus routes. In all an excellent opportunity in a popular and sought after residential location with early viewing invited recommended.



Accessed through a uPVC door with double glazed arched pane and matching the door frame which opens into:

#### ENTRANCE HALL

Radiator, tiled floor which continues into the adjacent kitchen and cupboard housing the gas and electric meters.

#### KITCHEN

11' 4" x 6' 0" (3.45m x 1.83m)

Fitted with an attractive modern range of base, wall and drawer units with dark grey patterned work surface incorporating sink and drainer with mixer tap and white tiling to splashbacks. Integrated electric hob and low-level oven with cooker hood over, built-in fridge freezer and unit housing the washing machine. Inset lights to ceiling and door with double glazed insert and window, with the door opening to the side driveway.

#### LOUNGE

14' 7" x 12' 1" (4.44m x 3.68m)

Wood grain effect laminate flooring, central feature, fireplace with rustic wooden mantel shelf, slate shaded tiled hearth and open recess for display purposes. Radiator, power and central ceiling light point. Door to inner hall.

#### INNER HALL

Staircase to first floor and door to useful under stairs storage area.

#### BATHROOM

6' 0" x 6' 0" (1.83m x 1.83m)

Fitted with a three-piece suite in white comprising of panelled bath with shower over and shower rail, pedestal wash hand basin and WC. Fully tiled, radiator, wood grain effect laminate flooring and uPVC double glazed tilt and turn patterned glass window.



#### BEDROOM

8' 1" x 9' 1" (2.46m x 2.77m)

Radiator, central ceiling light point and large uPVC double glazed window to the rear offering an outlook to the rear garden.

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8' 1" x 9' 1" (2.46m x 2.77m)

Radiator, electric light and power. UPVC double glazed window to the rear again offering present aspect to the garden.

#### FIRST FLOOR LANDING

Door to bedroom.

#### BEDROOM

12' 2" x 18' 5" (3.71m x 5.61m) widest point

Roughly 'L'-shaped room with ample space for a bed with dressing area to the side. Access to eaves storage areas, access to loft, radiator and uPVC double glazed window to the gable.

#### EXTERIOR

Generous level plot with good off-road parking to the front. The front garden area is grassed with borders and flagged path to the front door. Gated access to the enclosed rear garden with also the potential for further parking to the side. The rear garden is level and of good proportions and offers sizeable patio, lawn, rear deck area enjoying the afternoon sun and garden storage shed.

