



DIRECTIONS

Leaving our Ulverston offices in New Market Street, proceed to the traffic lights on Queen Street. Go straight across onto Princes Street and follow this road along past the secondary school and then up the steep hill turning right on the brow of the hill into Urswick Road. Proceed along here taking the fourth turning on the left into Birkett Drive followed by the first turning right into Carlton Drive where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/squashes.establish.curve>

GENERAL INFORMATION

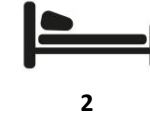
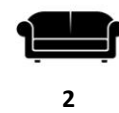
TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, electric, water are all connected.



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.



£274,000



**3 Carlton Drive,
 Ulverston, LA12 9LW**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Semi detached bungalow situated in a pleasing, convenient and popular location situated just off Birkett Drive, and occupying an attractive corner plot position. Comprising of hallway, bay windowed lounge with gas fire and feature surround, kitchen/diner with integral appliances, two bedrooms, one with fitted bedroom furniture and luxury shower room. Well established gardens to front, side and rear, driveway and garage as well as gas central heating system & uPVC double glazing. Offering convenient access to town centre a short drive or bus ride away and local convenience store at the Mount Barrow Road Service Station. Great opportunity offered with no upper chain and early viewing is invited and recommended to appreciate this comfortable home and great further potential.



PVC door into:

ENTRANCE VESTIBULE

Door into:

HALLWAY

Access to all rooms.

LOUNGE

17' 0" x 10' 7" (5.19m x 3.23m) excluding bay
Bow uPVC double glazed window to front, gas fire with surround, ceiling light point and radiator.

KITCHEN

8' 10" x 9' 6" (2.70m x 2.90m)
Fitted with a good range of base, wall and drawer units in a wood grain effect finish with work surface over incorporating one and a half bowl sink and drainer with mixer tap and matching splashback tiling. Integrated electric double oven, gas hob with cooker hood over and integrated fridge and freezer. UPVC double glazed window to side and ceiling light point. Open to:

DINING AREA

10' 7" x 9' 6" (3.23m x 2.90m)
UPVC double glazed window to rear, uPVC bow window and PVC door with glazed inserts to side. Ceiling light point and radiator.

BEDROOM

13' 11" x 10' 7" (4.25m x 3.23m)
UPVC double glazed window to rear, fitted furniture to include wardrobes, overhead cupboards, bedside cabinets and drawers, ceiling light point and radiator.

BEDROOM

9' 8" x 9' 4" (2.95m x 2.87m)
UPVC double glazed window to front, ceiling light point and radiator.



SHOWER ROOM

6' 9" x 5' 3" (2.06m x 1.61m)
Modern three piece suite comprising of shower and vanity unit housing concealed, dual flush WC and sink with mixer taps and cupboards under. Tiling to walls and floor, chrome ladder style radiator, ceiling light point and opaque uPVC double glazed window to side.

EXTERIOR

Private well, presented gardens with lawn and seating areas to front, side and rear. Driveway and garage.

GARAGE

17' 9" x 8' 10" (5.43m x 2.71m)
Up and over door, ceiling light point and two windows.

