

**£325,000**



**DIRECTIONS**

Proceeding past Ulverston Victoria High School pass through the dip and when climbing up take the second left onto Central Drive where the property is situated on the right after the community centre and before the shops.

The property can be found by using the approximate "What Three Words" <https://what3words.com/flashback.outright.insist>

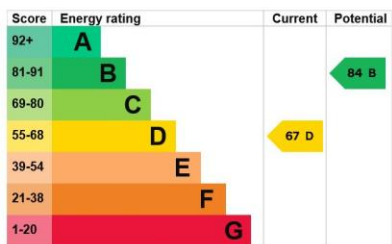
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, 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.

1 2 1 GARAGE & PARKING

**34 Central Drive,  
Ulverston, LA12 9JN**  
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Excellent detached bungalow situated in his popular and convenient location on the Croftlands estate, having been very well cared for and is presented to a high standard with a recently fitted kitchen, modern shower room and has also recently been re-roofed. Comprising of entrance porch, hall, lounge, fitted kitchen, two double bedrooms, shower room and utility along with uPVC double glazing and gas fired central heating system. Attractive gardens to both front and rear which are easy to maintain, off road parking and garage. The location offers convenient access to local amenities to the end of Central Drive as well as being close to bus routes. Superb property, perfect for a range of buyers offered vacant with no upper chain and early internal viewing is both invited and recommended.



Accessed through a set of PVC double glazed doors opening into:

#### ENTRANCE PORCH

Wooden door with glazed side panel opening to:

#### ENTRANCE HALL

15' 4" x 4' 9" (4.69m x 1.47m) widest points  
Radiator, coving to ceiling and modern wooden panel doors to most rooms including useful shelved storage cupboard.

#### LOUNGE

10' 4" x 14' 10" (3.15m x 4.53m)  
UPVC double glazed windows to front and side with fitted blinds, coving to ceiling and two wall light points. Central conglomerate, fireplace with living flame effect gas fire, radiator and ceiling light point.

#### KITCHEN

10' 7" x 11' 10" (3.23m x 3.61m) widest points  
Fitted with a modern recently completed range of base, wall and drawer units with modern metallic handles and light patterned work surface with matching up stands incorporating one and a half bowl sink and drainer with mixer tap. Gas hob with modern cooker hood over, Bosch electric fan assisted oven and pantry cupboard. Wood grain laminate flooring, two uPVC double glazed windows, one to side and one to rear with the window looking to the garden area. Inset lights to ceiling, coving and double glazed door to utility room.

#### UTILITY ROOM

9' 5" x 5' 11" (2.87m x 1.8m)  
Fitted with a matching base unit and work surface, recess and plumbing for washing machine, radiator and wood grain flooring. Wall mounted gas boiler for the central heating and hot water systems and two PVC doors to garden as well as the door to driveway.

#### BEDROOM

12' 0" x 11' 11" (3.66m x 3.64m)  
Double room situated to the rear of the property with uPVC double glazed window to side with fitted blind, coving to ceiling, electric light, power and radiator.



#### BEDROOM

11' 11" x 10' 6" (3.63m x 3.2m)  
Further double room situated to the front with uPVC double glazed window offering a pleasant aspect to the front forecourt garden and to the side towards the recreation ground. Coving to ceiling, electric light, power and radiator.

#### SHOWER ROOM

5' 5" x 6' 3" (1.66m x 1.91m)  
Fitted with a modern three-piece suite in white comprising a quadrant shower cubicle, with tiling and fixed shower with handrails, fitted unit with wash hand basin with storage cupboard under and work surfacing to either side plus concealed cistern WC with push button flush. Half tiling to walls, bathroom cabinet, tiled wood grain effect flooring, radiator and modern panelling to ceiling with inset lights and extractor fan. UPVC double glazed window with pattern glass pane and blind to rear.

#### EXTERIOR

To the front of the property is gated access to the brick sett driveway and access to garage. The front garden is brick set with borders including mature tree and pathway leading to the far side.  
To the rear is an excellent garden area which has sunny elevations, an area of artificial grass and above this a slate shingled area for ease of maintenance and brick set patio. The garden offers lovely views beyond neighbouring properties towards the hills beyond.

#### GARAGE

The garage is accessed by a roller door and has a personal door to the rear.

