



DIRECTIONS

Proceeding from the Ulverston office turn left into Market Street. At the market cross turn left again onto Queen Street. At the traffic lights continue straight across continue past Ulverston Victoria School, through the dip and take the turning on the left into Central Drive. At the end of Central Drive turn left onto Oakwood Drive and immediately right onto Birchwood Drive. The property is situated on the left hand side after the turning to Cartmel Drive which is on the right.

The property can be found by using the following "What Three Words" <https://what3words.com/sobbed.typically.hero>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness District Council
 SERVICES: Mains drainage, gas, water and electricity 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.



£225,000



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PARKING

**59 Birchwood Drive,
 Ulverston, LA12 9PL**

For more information call **01229 445004**

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

Semi detached home situated in this popular and sought after residential location in the popular market town of Ulverston. This excellent home has been enjoyed and cared for by the current family over recent years and is improved and modernised to offer a most comfortable home perfect for a range of buyers. In a pleasant position with open aspect to the rear, brick-set off road parking and pleasant enclosed rear garden space. Comprising of vestibule, lounge, kitchen/diner, three bedrooms and bathroom. Complete with gas central heating system uPVC double glazing and presented to an excellent standard throughout both internally and externally. Offering convenient access to local amenities, including the nearby Croftlands Primary School and sports facilities on Priory Road. It is also situated on a bus route for access back to Ulverston town centre. In all this is an excellent property this well presented throughout with early viewing both invited and recommended.



Accessed through feature PVC door with pattern glass upper pane opening into:

VESTIBULE

Wood grain effect laminate flooring, ceiling light point, louvred doors to doaks cupboard with hanging rail and door to lounge.

LOUNGE

15' 8" x 11' 9" (4.78m x 3.59m)
Staircase to side leading to first floor and door to under stairs store. Coving to ceiling, lovely central fireplace with white painted fire surround slate hearth and gas coal flame effect stove. UPVC double glazed window to front with fitted wooden blind, radiator and half-glazed door to the rear kitchen/diner.

KITCHEN/DINER

14' 5" x 8' 2" (4.41m x 2.50m)
Modern room fitted with an attractive range of soft dose, base, wall and drawer units with marble effect work surface incorporating sink and drainer with mixer tap and matching upstands. Integrated induction hob with splashback and cooker hood over, electric oven and grill and integrated washing machine. Open under stairs area with space for freestanding fridge freezer, two uPVC double glazed windows to either side of the fully glazed door opening to the attractive rear garden space. Built in bench seat with storage

FIRST FLOOR LANDING

UPVC double glazed window with fitted blind, ceiling light point and access to loft with drop down ladder.

BEDROOM

13' 11" x 8' 1" (4.25m x 2.47m)
Double room with uPVC double glazed window and fitted wooden blind, radiator, ceiling light point and power.

BEDROOM

10' 0" x 8' 0" (3.07m x 2.46m)
Situated to the rear with uPVC double glazed window offering panoramic view beyond Bardsea Leisure with glimpses of Morecambe Bay and woodland in the distance. Radiator, ceiling light point and power.

BEDROOM

6' 10" x 6' 0" (2.10m x 1.84m) plus entry
Single room with radiator, uPVC double glazed window to front, ceiling light point and cupboard housing the gas combi boiler for the heating and hot water systems with hanging rail.



BATHROOM

6' 0" x 6' 0" (1.83m x 1.84m)
Modern three piece suite in white, comprising of panelled bath with glazed shower screen and over bath shower with flexi track spray and fixed rain head, wash hand basin with mixer tap inset to vanity unit with drawers underneath and matching concealed WC cistern with push button flush. Complementary splashback tiling with dark grout, uPVC double glazed pattern glass window to rear, radiator and tiling to the floor.

EXTERIOR

To the front of the property is the advantage of a brick set driveway with shaped front border stocked with variety of shrubs and bushes and gated access to the side leading to the rear garden. To the rear of the property is a lovely, enclosed garden area. Offering an area of lawn with shrubs and bushes to the border and a sizeable patio. To the side is a useful wooden garden shed and gated access to front. The rear garden offers pleasant outside play and entertaining space.

