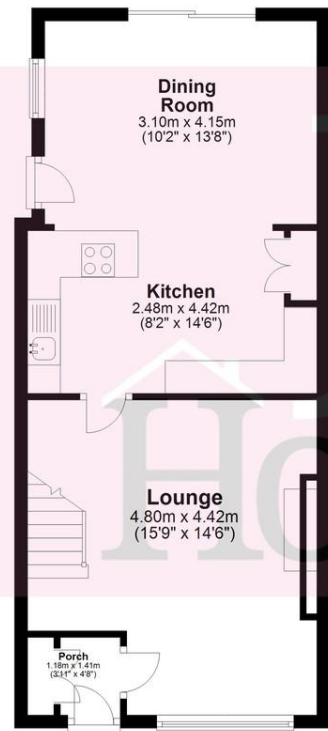
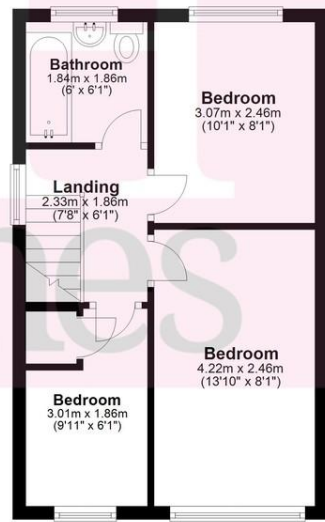


Ground Floor
Approx. 45.9 sq. metres (494.0 sq. feet)



First Floor
Approx. 32.6 sq. metres (351.0 sq. feet)



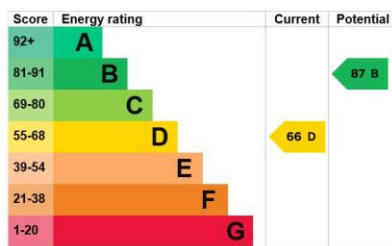
DIRECTIONS

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. Continue along the road, and where the road begins to climb the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/discount.cages.caravans>

GENERAL INFORMATION

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



2



3



1



GARAGE & PARKING

**93 Birchwood Drive,
Ulverston, LA12 9NZ**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhomes.net

Excellent extended semi detached home situated on the popular Croftlands Estate with a beautiful aspect over open farmland to the rear. Offered with vacant possession with no upper chain and is recommended for early internal inspection. Comprising entrance vestibule, lounge, ample sized kitchen/diner, three bedrooms and family bathroom to the first floor. Completed with drive, garage and attractive garden to the rear plus gas central heating system and double glazing. In all an excellent property offering great further potential with early viewing both invited and recommended to appreciate this comfortable home.



Accessed through a PVC door with double glazed pattern glass pane opening to:

ENTRANCE VESTIBULE

Double doors to boiler cupboard housing the Main gas combi boiler for the heating and hot water systems, gas and electric meters and circuit breaker control point. Multi pane door to lounge.

LOUNGE

15' 9" x 10' 11" (4.81m x 3.33m)
Stairs to first floor with open understairs area, uPVC double glazed window to front with tilt and turn opening pane and central fireplace with cream surround and conglomerate style inset and hearth housing gas living coal flame effect fire. Ceiling light point, two radiators and wooden multi pane glazed door to kitchen/diner.

KITCHEN/DINER

19' 2" x 14' 6" (5.84m x 4.42m) widest points
Extended room with slate tile effect flooring and two radiators. Kitchen Area
Fitted with a comprehensive range of base, wall and drawer units with patterned work surface over incorporating stainless steel sink and drainer with mixer tap and tiled upstands. Recess and plumbing for dishwasher, washing machine with dividing island having a further recess for the Hotpoint electric cooker with cooker hood over. Open to:
Dining Area
PVC double glazed patio doors to the rear garden with farmland beyond and Birkrigg in the distance. UPVC double glazed window to side and half-glazed PVC door.

FIRST FLOOR LANDING

Fixed double glazed window, access to the loft and doors to three bedrooms and bathroom.

BEDROOM

14' 0" x 8' 0" (4.29m x 2.46m)
Double room situated to the front of the property with built in wardrobes, bedside unit and further drawer unit with fixed mirror to wall. Radiator, ceiling light point and uPVC double glazed tilt and turn window.



BEDROOM

7' 1" x 6' 1" (2.17m x 1.86m)
Further double room with uPVC double glazed picture window which gives a beautiful aspect over the farmland to the rear, with Birkrigg Common in the distance and distant glimpses of Morecambe Bay. Radiator and ceiling light point.

BEDROOM

7' 1" x 6' 1" (2.17m x 1.86m)
Single room with uPVC double glazed tilt and turn window, radiator and ceiling light point. Built in cupboard over the stairs with shelving.

BATHROOM

6' 0" x 6' 0" (1.85m x 1.85m)
Three piece suite in white comprising of panelled bath with glazed shower screen and over bath shower, pedestal wash hand basin and WC with push button flush. Full tiling to walls, wood grain effect vinyl flooring, radiator and uPVC double glazed windows to rear with pattern glass pane.

EXTERIOR

To the front of the property is a pleasant front garden area with flagged path and borders to the perimeter with mature shrubs and bushes. Shared drive to the side with access to the garage. To the rear is an enclosed rear garden with upper, flagged patio area with mature shrubs and bushes. Stepped access down to further to a lower flagged patio area again with shrubs and bushes and a hedge to the boundary.

