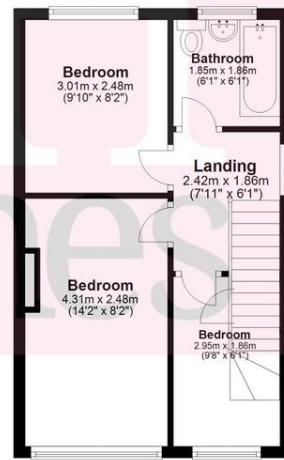


Ground Floor
Approx. 48.4 sq. metres (521.1 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.0 sq. feet)



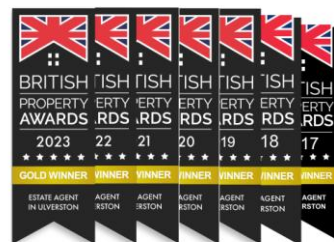
DIRECTIONS

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 where the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/jets.tastier.trickling>

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.



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GARAGE & PARKING

7 Cartmel Drive, Ulverston,
Cumbria, LA12 9PU

For more information call **01229 445004**

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

Excellent semi-detached home situated in the ever-popular Croftlands development and positioned the bottom of Carmel Drive. Having been extended to the rear and improved by the current owner to offer comfortable family sized accommodation set on a generous plot with ample off-road parking, detached garage and workshop to rear. Presented to a good standard throughout with uPVC double glazing, gas fired central heating system and modern deco. Comprising of entrance vestibule, lounge, open plan kitchen/diner with French doors to the rear garden and to the first floor three bedrooms and family bathroom. The location offers convenient access to local amenities including the Croftlands Primary School, bus routes to the town centre and shops on Central Drive. In all an excellent opportunity, perfect for a range of buyers from the first time purchaser to the family buyer.



Accessed through a PVC door with double glazed, leaded and pattern glass panes opening into:

PORCH

Fitted coat hooks to wall, built-in cupboard housing the electric and gas meters with the storage area above, ceiling light point and modern wooden door to lounge.

LOUNGE

15' 10" x 14' 7" (4.83m x 4.44m)
Open plan staircase to side, modern central fireplace with granite style hearth and inset living coal flame gas fire. UPVC double glazed window to front, fitted shelving to alcove, radiator, ceiling light point and power. Half glazed modern wooden door to open plan kitchen/diner.

KITCHEN

9' 10" x 14' 7" (3m x 4.44m)
Well presented kitchen with a good range of base, wall and drawer units with granite effect work surface over incorporating stainless steel sink and drainer with mixer tap and grey tiling to splash backs. Recess and plumbing for washing machine and plumbing for slim line dishwasher, point for gas cooker and an open under stairs storage area. Ample space for fridge freezer and spotlights to ceiling. Open to:

DINING AREA

11' 7" x 12' 2" (3.53m x 3.71m)
UPVC double glazed window to side and French doors to rear garden. Radiator, grey vinyl style tiled flooring and substantial wooden surface between the kitchen and dining space.

FIRST FLOOR LANDING

UPVC double glazed window, access to loft and modern wooden doors to bedrooms and bathroom.

BEDROOM

14' 2" x 8' 2" (4.32m x 2.49m)
Double room with uPVC double glazed window to front, radiator, TV bracket to wall and ceiling light point.

BEDROOM

9' 10" x 8' 2" (3m x 2.49m)
Further double room situated to the rear with uPVC double glazed window, radiator, ceiling light point and fitted shelving to wall.



BEDROOM

9' 8" x 6' 1" (2.95m x 1.85m)
Single room with shelving to wall, ceiling light point uPVC double glazed window and cupboard over stairs housing the Baxi boiler for the central heating and hot water systems.

BATHROOM

6' 1" x 6' 1" (1.85m x 1.85m)
Fitted with a three piece suite in white comprising of panelled bath with shower over and curtain rail and vanity unit housing concealed cistern, dual flush WC and wash hand basin with storage cupboard under. UPVC double glazed window, tiling to walls and floor, ceiling light point and radiator.

EXTERIOR

Excellent advantage of a brick set driveway to front and side and access to the garden and garage at the rear. The rear garden is a hard landscaped area with sunny aspects offering pleasant sunny seating space and to the side is a garage and workshop.

GARAGE

18' 9" x 9' 3" (5.73m x 2.83m)
Electric roller door, light, power, workbench and wood burning stove.

WORKSHOP

18' 4" x 11' 8" (5.60m x 3.57m) widest points
Electric light and power.

