

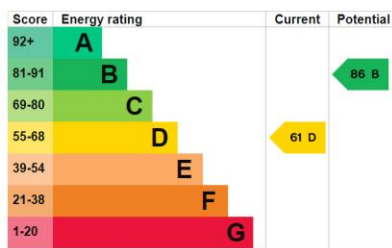
DIRECTIONS

From our offices proceed to the traffic lights on Queen Street. Go Straight over into Princes Street. Follow Princes Street along into Springfield Road and Mountbarrow Road. Take the right hand turning onto Birkett Drive and first right-hand turning onto Rusland Crescent before taking the first right onto Jefferson Drive. The property can be found a short drive along on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/prices.crispier.chief>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness 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.



£265,000



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GARAGE & PARKING

**17 Jefferson Drive,
 Ulverston, LA12 9LU**

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 property set on a generous plot in this most popular residential location. Offered vacant with no upper chain and comfortable accommodation suited to a range of buyers including the family purchaser. Comprising of entrance porch, hall, through lounge/diner, sunroom extension providing an excellent additional reception room, kitchen and three bedrooms plus family bathroom to the first floor. Complete with garage, off road parking and good-sized rear garden with a pleasant sunny aspect, gas fired central heating system and uPVC double glazing. Presented to a good standard and perfect for a range of buyers. The convenient location offers good access to town, bus routes and local schools as well as the convenience store on Mountbarrow Rd. In all an excellent property offering great potential for modernisation and personalisation with early viewing invited and recommended.



Accessed through a PVC door with glazed inserts into:

PORCH

Tiled floor, uPVC double glazed windows and PVC door with glazed inserts and side window leading into:

ENTRANCE HALL

Radiator, stairs to first floor with understairs storage, laminate flooring and doors to both kitchen and lounge.

LOUNGE/DINER

23' 11" x 10' 1" (7.29m x 3.07m)
Dark wood fire surround, conglomerate inset and hearth with living coal flame fire, radiator, two ceiling light points and two wall light points. PVC double glazed bow window to front with blind to front and French doors with side windows leading to the sun room.

KITCHEN

11' 2" x 7' 6" (3.4m x 2.29m)
Fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap. Integrated electric oven and hob with cooker hood over.

Recess and plumbing for washing machine, recess for dishwasher and fridge. Wooden double glazed window and door to sun room.

SUN ROOM

7' 4" x 15' 5" (2.24m x 4.7m)
Pitched roof with two Velux roof windows, sliding PVC patio doors, uPVC double glazed windows and further PVC door. Radiator, wooden flooring and spot light track to ceiling.

FIRST FLOOR LANDING

UPVC double glazed window with blind, loft access and doors to bedrooms and bathroom.

BEDROOM

13' 0" x 10' 1" (3.96m x 3.07m)
Double room with uPVC double glazed window with blind to front, radiator and ceiling light point.

BEDROOM

10' 7" x 8' 3" (3.23m x 2.51m)
Further double room to the rear with uPVC double glazed window, radiator and ceiling light point.



BEDROOM

7' 8" x 7' 6" (2.34m x 2.29m)
Single room with uPVC double glazed window with blind to rear, radiator and ceiling light point.

BATHROOM

8' 2" x 5' 8" (2.49m x 1.73m)
Fitted with a three piece suite comprising of bath with telephone style mixer tap and shower head, pedestal wash hand basin and low level WC. Tiled to walls, ceiling light point and opaque uPVC double glazed window. Airing cupboard housing the insulated hot water tank with storage over and combination radiator and towel rail.



EXTERIOR

To the front of the property are a set of gates opening to a brick set drive, access to garage and gated access to side leading to the rear garden. The front garden is laid to lawn with shrubbery to the front border. To the rear of the property is a spacious deck offering a pleasant and sunny seating area with outside power point and doors to the sunroom. Steps leading down to the lower garden area which is laid to grass with mature shrubs and bushes to the borders.

GARAGE

17' 0" x 8' 10" (5.18m x 2.69m)
Up and over door, PVC door and window to rear, light and power. Housing the gas boiler for the central heating and hot water system.

