

Total area: approx. 134.6 sq. metres (1448.3 sq. feet)

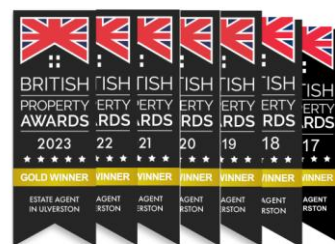
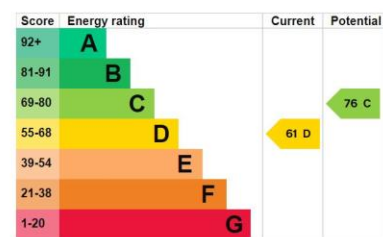
**DIRECTIONS**

From Mountbarrow Road turn left onto Oakwood Drive with the Croftlands Primary School on the left. Take the second right onto Appletree Road and Yewbarrow Road is on the right with the property being situated on the corner.

The property can also be found also by using what3words <https://what3words.com/drip.justifies.lyrics>

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: D  
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.



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  GARAGE & PARKING

**1 Yewbarrow Road,  
Ulverston, LA12 9JS**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Extended family sized detached house situated on a good sized, enviable corner plot with two driveways and set within a popular location in the heart of the ever-popular Croftlands Estate, in a cul-de-sac with similar properties. Realistically priced, this property is recommended for early viewing and has the benefits of gas central heating system, double glazing, modern fitted kitchen and sunroom to the rear. Gardens to front, side and rear, two driveways, one to the front extending to the integral garage and one to the side off Appletree Drive. Comprising of entrance hall, lounge with coal effect living flame gas fire, sunroom, dining room, modern kitchen, rear hall, garage and study room with attached WC to the ground floor with three good sized bedrooms, bathroom and separate WC to the first floor.



Accessed through a wooden door into:

**ENTRANCE HALL**

Storage cupboard, radiator and stairs to first floor. Doors to lounge, dining room and kitchen.

**LOUNGE**

17' 4" x 10' 7" (5.29m x 3.23m)

Double glazed bow window to front, fireplace, radiator and double open doorway to:

**SUN ROOM**

12' 7" x 9' 11" (3.86m x 3.04m)

Double glazed windows to the rear, two roof windows, radiator and double doors to garden.

**DINING ROOM**

14' 0" x 9' 11" (4.28m x 3.03m)

Double glazed window to front and radiator.

**KITCHEN**

16' 6" x 7' 6" (5.05m x 2.30m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and splashbacks. Space and point for cooker, space for fridge, space and plumbing for washing machine and dishwasher. Radiator, door to rear hall and double glazed window to rear.

**INNER HALL**

Door to drive, door to garage and door to:

**STUDY/BEDROOM**

8' 9" x 7' 10" (2.67m x 2.39m)

Window to rear and door to WC.

**WC**

Two piece suite comprising of low level WC and wash hand basin. Window.

**FIRST FLOOR LANDING**

Double glazed window to rear, access to all bedrooms, bathroom and separate WC.



**BEDROOM**

13' 2" x 10' 0" (4.02m x 3.05m)

Double room with double glazed window to front, fitted wardrobes, over stairs cupboard and radiator.

**BEDROOM**

11' 10" x 10' 8" (3.61m x 3.26m)

Further double room with double glazed window to front, fitted wardrobes with high level cupboards and radiator.

**BEDROOM**

9' 11" x 6' 7" (3.03m x 2.02m)

Double glazed window to rear and radiator.

**BATHROOM**

Two piece suite comprising of bath with shower over and wash hand basin. Storage cupboard housing combination boiler for the hot water and heating system and double glazed window.

**WC**

Low level WC and double glazed window to rear.

**EXTERIOR**

Well established garden to front side and rear and two driveways.

**GARAGE**

16' 9" x 8' 11" (5.11m x 2.73m)

Up and over door, light and power.

