

Total area: approx. 87.2 sq. metres (938.1 sq. feet)

DIRECTIONS

From town, continue along Springfield Road with Ulverston Victoria High School on your left. At the crossroads, turn right into Urswick Road and after a short while turn left into Birkett Drive, with an immediate right into Dorchester Crescent where the property can be found on your right hand side.

The property can also be found using the following What3words <https://w3w.co/zapped.dumps.saucepan>

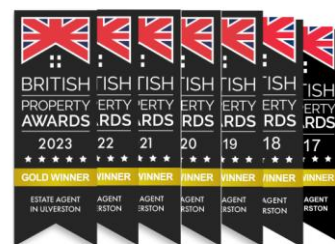
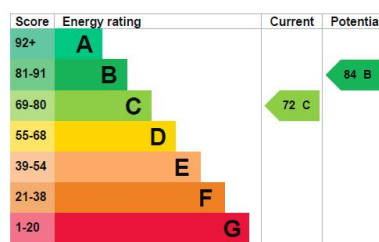
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electricity, water and drainage.



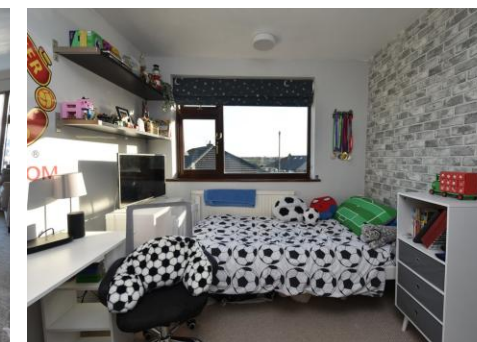
Estate Agency Act 1979

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.



JH Homes

£265,000



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PARKING

23 Dorchester Crescent,
Ulverston, LA12 9LP

For more information call **01229 445004**

2 New Market Street
Ulverston
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LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Extended family sized detached home situated 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 from a gas central heating system, double glazing, modern fitted kitchen, and study to the ground floor. Comprising of entrance vestibule, hall, lounge with feature fireplace, dining room, kitchen extension complete with breakfast bar and study to ground floor with three good sized bedrooms and luxury bathroom to the first floor. Complete with ample parking to the front of the property and enclosed low maintenance garden to rear.



Entered through a PVC door into:

ENTRANCE VESTIBULE

Cupboards housing gas and electric meters and door to:

HALL

Window to side, radiator and understairs cupboard housing combination boiler for the hot water and heating system. Door to study and door to:

LOUNGE

13' 0" x 10' 7" (3.97m x 3.25m)
Double glazed window to front, feature fireplace and radiator. Open double doorway to:

DINING ROOM

10' 6" x 8' 11" (3.21m x 2.74m)
Breakfast bar, radiator and open to:

KITCHEN

17' 6" x 5' 10" (5.35m x 1.80m)
Fitted with a good range of base, wall and drawer units with wooden worktop over housing one and a half bowl sink and drainer with swan necked mixer tap and splash back tiling. Space and point for oven with cooker hood over, integrated dishwasher, space and plumbing for washing machine and space for fridge. Radiator, double glazed window and door to rear garden.

STUDY

10' 6" x 7' 10" (3.21m x 2.41m)
Window to side, storage cupboard and radiator.

FIRST FLOOR LANDING

Double glazed window to side, access to bedrooms and bathroom.



BEDROOM

13' 1" x 10' 7" (4m x 3.25m)
Double room with double glazed window to front and radiator.

BEDROOM

10' 8" x 9' 0" (3.27m x 2.76m)
Double glazed window to rear, storage cupboard and radiator.

BEDROOM

8' 11" x 6' 4" (2.74m x 1.94m)
Double glazed window to front and radiator.

BATHROOM

Three piece suite comprising of 'P'-shaped bath with shower over, wash hand basin and WC.

EXTERIOR

Double width driveway to front allowing access to the side to the rear garden and access to front door. The rear space is mainly laid to lawn with patio area and pathway complete with planted borders.

