

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 as it levels the property can be found on the left hand side facing Hest View Road.

The property can be found by using the following "What Three Words" <https://w3w.co/grit.ascendant.intruders>

GENERAL INFORMATION

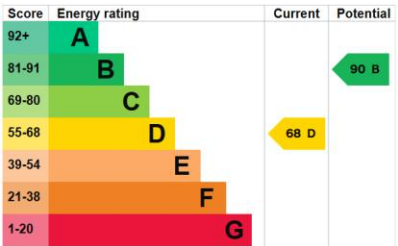
TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, water and drainage

PLEASE NOTE: We understand the field to the rear will be developed for housing at some point in the future.



**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



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GARAGE & PARKING

109 Birchwood Drive,  
Ulverston, LA12 9NY

For more information call **01229 445004**

2 New Market Street  
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Excellent opportunity to purchase a most comfortable semi-detached home situated in this pleasing location on the popular residential location of Croftlands. Being extremely well presented and offered vacant with no upper chain whilst being considered suitable to a range of buyers including the family purchaser. Having the advantage of a double width gated driveway, single garage and an attractive sunny rear garden that currently borders onto open farmland. Comprising of entrance vestibule, lounge, modern fitted kitchen, conservatory to the ground floor with three bedrooms and modern shower room to the first floor. Complete with gas fired central heating system, uPVC double glazing and whilst well presented and ready for occupation, offers great potential for personalisation as required. In all a comfortable home in a good location with early viewing both invited and recommended.



Accessed through a PVC door with glazed inserts opening into:

**PORCH**

Fitted coat hooks to wall and a built-in cupboard housing the gas and electric meters. Door to lounge.

**LOUNGE**

15'9" x 14'6" (4.8m x 4.42m)  
UPVC double glazed window to front with fitted blind, central feature, fireplace with slate tiling and housing living flame gas fire. Stairs to first floor with under stairs storage, two radiators and door to kitchen/diner.

**KITCHEN/DINER**

8'1" x 14'6" (2.46m x 4.42m)  
Kitchen Area  
Fitted with a modern range of base, wall and drawer units with granite effect worktop over incorporating sink and drainer with mixer tap with matching splashback. Integrated electric hob with cooker hood over, low level oven and built in fridge freeze. Recess and plumbing for washing machine and vinyl flooring.  
Dining Area  
Radiator, two uPVC double glazed windows and central PVC door with glazed inserts accessing the conservatory. Door to under stairs storage with shelving.

**CONSERVATORY**

6'3" x 10'10" (1.91m x 3.3m)  
Of PVC double glazed construction with polycarbonate style roof and offering a lovely aspect down onto the garden and over the adjacent farmland and Birkrigg in the distance. Radiator and power socket.

**FIRST FLOOR LANDING**

From UPVC double glazed window, loft access and doors to all bedrooms and bathroom.

**BEDROOM**

13'9" x 8'2" (4.19m x 2.49m)  
Double room with radiator, ceiling light point and uPVC double glazed window with fitted blind offering an open aspect to the front looking down Hest View Road.

**BEDROOM**

10'1" x 8'2" (3.07m x 2.49m)  
Situated to the rear with uPVC double glazed window offering a beautiful view down to the garden and over adjacent farmland towards Birkrigg Common in the distance, radiator and ceiling light point.



**BEDROOM**

9'9" x 6'0" (2.97m x 1.83m)  
Single room with uPVC double glazed window and fitted blind, ceiling light point, radiator and door to over stairs boiler cupboard housing the Worcester gas combi boiler for the central heating and hot water systems.

**SHOWER ROOM**

5'11" x 6'0" (1.8m x 1.83m)  
Modern shower room with three piece suite comprising of walk in glass shower cubide with thermostatic shower, flexi track spray and fix spray head, wash hand basin inset to vanity unit with storage cupboards and surfacing to sides and concealed cistern WC. Modern green marble effect panelling to walls, uPVC double glazed pattern glass window to the rear with blind and tall chrome ladder style towel radiator.

**EXTERIOR**

To the front of the property are two sets of galvanised gates giving access to a double width tarmacked drive and border area offering ample parking with additional drive to the side leading to a single garage. The rear garden is well presented and has a flagged patio and area of lawn with point for central clothes dryer with stepped access down to a lower grassed garden area with borders around the perimeter. Included is a garden storage shed situated to the rear of the garage with the garden itself having sunny aspects and is a pleasant compliment to this lovely property.

**GARAGE**

Of concrete construction with up and over door.

