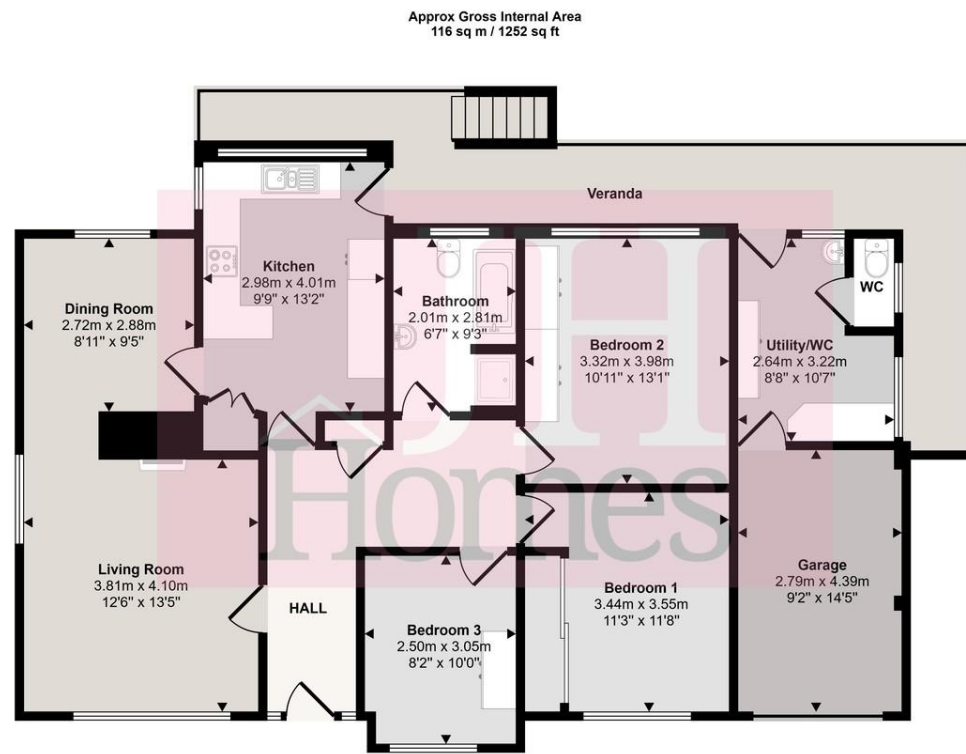


£300,000

JH  
Homes



#### DIRECTIONS

Proceeding past Ulverston Victoria High School continue through the dip and when climbing up take the second left onto Central Drive where the property is situated on the left before the recreation ground.

The property can be found by using the approximate "What Three Words" <https://w3w.co/conducted.graphic.appoints>

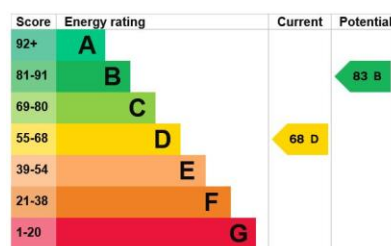
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains, 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

Clover Lea, 9 Central Drive,  
Ulverston, Cumbria, LA12 9LD

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)



We are pleased to bring to the market this fabulous, detached bungalow situated in a popular and convenient location situated between Oakwood Drive and Mountbarrow Rd. Comfortable, well proportioned accommodation suited to a range of buyers and is offered for sale vacant with no upper chain. Well presented with uPVC double glazing, gas central heating system and offers great potential for modernisation and personalisation to the new owner's requirements if required. Comprising of lounge, dining room, kitchen, three bedrooms, family bathroom and garage with utility and WC to rear. Internal inspection is invited to appreciate the attractive flowing accommodation with the property itself being set on a pleasant plot with drive, garage and attractive gardens. The location offers easy access to nearby school's recreation ground and local shops well as bus routes. In all a great opportunity in a popular location with early viewing invited.



Accessed through a sheltered open fronted porch with PVC double glazed door and side windows giving access to:

**HALL**  
'L'-shaped hall with radiator, two wall light points and doors to all rooms including a door to a cloaks cupboard and access point to loft.

**LOUNGE**  
13' 5" x 12' 6" (4.09m x 3.81m)  
Central fireplace feature with woods style fire surround, conglomerate inset and hearth housing an electric fire. Three wall light points, coving to ceiling and radiator. Two uPVC double glazed windows with blinds and an arch to the side of the room connects to:

**DINING ROOM**  
9' 5" x 8' 11" (2.87m x 2.72m)  
Radiator, coving to ceiling and uPVC double glazed window to rear looking down the rear garden. Door to kitchen.

**KITCHEN/BREAKFAST ROOM**  
13' 2" x 9' 9" (4.01m x 2.97m)  
Fitted with a range of base, wall and drawer units with complementary patterned work surface over incorporating one and a half bowl sink and drainer with mixer tap and tiling to upstands. Breakfast bar area, integrated electric hob with cooker hood over and integrated electric oven. Recess for fridge freezer and airing cupboard housing the lagged hot water storage tank with shelving to side and further storage above. UPVC double glazed window looking down the rear garden and neighbouring properties beyond and PVC double glazed stable door opening to a covered veranda at the rear.

**BEDROOM**  
11' 8" x 11' 3" (3.56m x 3.43m)  
Double room to front with uPVC double glazed window with blind looking to the garden and drive. Built in wardrobes with sliding doors offering hanging rails, shelving and drawers, radiator and coving to ceiling.

**BEDROOM**  
13' 1" x 10' 11" (3.99m x 3.33m)  
Double room to the rear of the property with built in wardrobes offering hanging space and shelving. UPVC double glazed window to rear looking down to the garden area.

**BEDROOM**  
10' 0" x 8' 2" (3.05m x 2.49m)  
Single room with built in wardrobe offering shelving and drawers as well as hanging rails. Radiator, coving to ceiling and uPVC double glazed window with fitted blind looking to the front garden.

**BATHROOM**  
9' 3" x 6' 7" (2.82m x 2.01m)  
Fitted with a four piece suite comprising of WC, panelled bath with mixer tap, pedestal wash hand basin and glazed door to shower cubide with electric shower and panelling to walls. Full tiling to remaining walls, fitted mirror above the sink, combination towel rail and radiator, shelving unit and bathroom cabinet.



**EXTERIOR**  
Accessed through a pedestrian gate with brick set pathway and handrail with shallow steps leading to the front door. To the side is a mature border garden area housing a variety of shrubs and bushes. Double gates to the side access a brick set drive with parking and access to garage. Covered veranda accessed from the kitchen leading to the rear of the garage and steps down to the rear garden.  
The rear garden is landscaped with flagged paths and patio seating areas, greenhouse and wooden summer house. Various seating areas and a door to access the under house store where the central heating boiler is located for the hot water and heating system.

**GARAGE**  
14' 5" x 9' 2" (4.39m x 2.79m)  
The garage has an up and over door, gas and electric metres and a water tap.  
At the rear there is a utility room with plumbing for a washing machine, a single glazed window and tiled floor with built in storage cupboard, a Belfast style sink with cold tap and at the side of here a WC cubicle with push button flush.

**UTILITY & WC**  
10' 7" x 8' 8" (3.23m x 2.64m)  
Plumbing and space for washing machine, single glazed window, tiled floor and built in storage cupboard. Belfast style sink with cold tap and at the side of here a room housing a WC with push button flush.

