

#### DIRECTIONS

Leaving Ulverston along the A590 in the direction of Barrow continue along the main road and at Cross a Moor proceed around to the roundabout going straight across. As you drop down the hill take the left hand turn sign posted towards Urswick. Continue along here until you meet the crossroads turning left and then first left again into Birkrigg Park. Turn left again into South Green and first left again into Ash Court where the property can be found on the right hand side.

The property can be found by using the following approximate "What Three Words"

<https://w3w.co/blurred.irritated.windows>

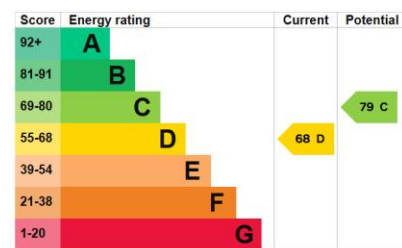
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.

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PARKING

2 Ash Court, Birkrigg Park,  
Ulverston, LA12 0UQ

For more information call **01229 445004**

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Excellent detached family home situated in this popular residential development situated to the outskirts of Ulverston. Birkrigg Park is a lovely community with open green spaces and offers easy access to Ulverston, Swarthmoor and Barrow in Furness. Well presented by the current owners and offering spacious accommodation suited to a range of buyers and particularly the family purchaser. Comprising of porch, hall, WC, lounge, dining room, kitchen/diner to the ground floor with four bedrooms, master with an ensuite & family bathroom to the first floor. Completing this family home is a former garage which has been converted into a general store/utility, double width driveway, enclosed garden to the rear, gas central heating system and double glazing. Presented to a good standard of presentation throughout this lovely home is recommended for early viewing.



Accessed through a modern composite style front door with glazed inserts which open into:

**PORCH**

4' 4" x 5' 9" (1.32m x 1.75m)  
UPVC double glazed windows, high gloss grey tiled floor and PVC door with glazed inserts into:

**HALL**

High gloss tiled floor, stairs to first floor with understairs cupboard and modern wooden internal doors to dining room, lounge, kitchen and WC.

**WC**

Two piece suite comprising of WC with push button flush and wash hand basin inset to vanity unit with storage under. Extractor fan, fully tiled and chrome ladder style towel radiator.

**DINING ROOM**

12' 0" x 9' 9" (3.66m x 2.97m)  
Situated to the front of the property with wood framed, double glazed Box Bay window with fitted Venetian blind offering a pleasant aspect, to the front garden, woodland and green to the front, inset lights to ceiling and radiator.

**LOUNGE**

17' 0" x 13' 1" (5.18m x 3.99m)  
Central fireplace feature with granite style hearth housing flush mounted stove, coving to ceiling, two wall light points and inset lights to ceiling. Set of wooden doors with double glazed panes and matching side windows opening to the conservatory, two radiators, electric light and power.

**CONSERVATORY**

11' 11" x 14' 1" (3.63m x 4.29m)  
Clear glass roof, PVC double glazed frame construction with fitted blinds, radiator and wood grain laminate flooring. Ample electric points and three wall light points.

**KITCHEN/DINER**

21' 11" x 11' 5" (6.68m x 3.48m)  
Fitted with a range of modern, high gloss base, wall and drawer units with Quartz style worktop over to include a central island and sink and drainer with mixer tap and additional instant hot water tap. The central island incorporates a breakfast bar with integrated five ring induction hob with cooker hood over, integrated double oven, dishwasher and space for American style fridge freezer. Tiled floor, numerous inset LED lights to ceiling, pelmet lights and under cabinet lighting. Double glazed French doors opening to the rear garden and two modern vertical radiators.

**STORE/UTILITY**

9' 6" x 8' 0" (2.9m x 2.44m)  
Up and over door, space and plumbing for washing machine and space for dryer. Wall mounted Worcester gas combi boiler for the central heating and hot water systems.

**FIRST FLOOR LANDING**

Modern wooden doors to bedrooms, bathroom and airing cupboard with shelving. Radiator and double glazed window to front looking towards woodland and the green.



**MASTER BEDROOM**

11' 1" x 11' 8" (3.38m x 3.56m)  
Double room with radiator which is situated to the rear of the property with double glazed window offering an outlook down to the garden and the green beyond.

**BEDROOM**

9' 6" x 13' 4" (2.9m x 4.06m)  
Further double room with wooden double glazed window and radiator.

**BEDROOM**

11' 1" x 8' 1" (3.38m x 2.46m)  
Wood framed double glazed window offering a lovely aspect, radiator, electric light and power.

**BEDROOM**

6' 11" x 10' 0" (2.11m x 3.05m)  
Single room with radiator, electric light and power. Double glazed window to front offering a lovely outlook towards the green.

**ENSUITE**

6' 3" x 5' 3" (1.91m x 1.6m)  
Offering a modern wet room facility with floor drain and thermostatic shower with flexi track spray and fixed spray head, wall hung WC with concealed cistern and push button flush and wash hand basin with mirror over. Tiling to floor, modern panelling to walls and ceiling and extractor fan. Shaver point and tall ladder style towel radiator.

**BATHROOM**

Fitted with a three piece suite in white comprising of bath with glass shower screen, mixer tap and over bath thermostatic shower, pedestal wash hand basin with mixer tap and WC with push button flush. Tiling to splash backs, shaver point, radiator, fixed mirror to wall and wood grain effect laminate floor style flooring.

**EXTERIOR**

To the front of the property is an area of lawn and a brick set driveway with access to the side leading to the rear garden. The rear garden is currently in the process of being landscaped. There are two areas of grass on different levels, patio which is currently being developed and raised gravel beds to the side. It offers an excellent enclosed rear garden space.

