

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### DIRECTIONS

From our office proceed up Market Street, turn left opposite the Farmers Arms onto Queen Street. At the traffic lights on Queen Street, you will meet the A590, proceed straight over into Princes Street and continue along past the secondary school, up the steep hill along Mountbarrow Road. Passing Croftlands primary school on the corner of Oakwood Drive/Mountbarrow Road, continue and take the turning on your left onto Bigland Drive just before the Mountbarrow Road Garage. Follow the road to the left then turn right into Birchwood Drive take the first left onto Cartmel Drive where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/speedily.delay.damp>

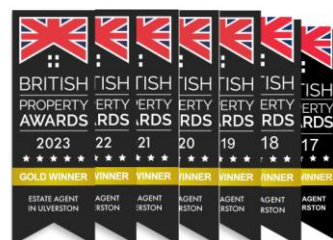
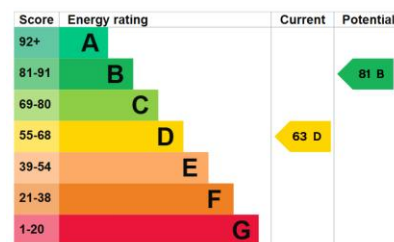
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

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.

JH  
Homes

JH  
Homes

£215,000



2



3



1



PARKING

38 Cartmel Drive, Ulverston,  
Cumbria, LA12 9PF

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)



This extended family sized semi detached home is situated in the heart of the ever-popular Croftlands Estate. Recommended for early viewing, realistically priced and offers the opportunity to be personalised both internally and externally. Comprising of entrance vestibule, open plan lounge with wooden flooring extending seamlessly into the Dining Room, kitchen to the ground floor with three good sized bedrooms and a family bathroom to the first floor. Complete with an enclosed rear garden offering both lawn and patio, gas central heating system, double glazing and off-road parking. The location offers easy access to nearby school's recreation ground and local shops as well as bus routes. In all a great opportunity in a popular location.



Accessed through a PVC door into:

**ENTRANCE VESTIBULE**

Cupboard housing gas and electric meters and offering storage. Radiator and door to:

**LOUNGE**

15' 4" x 13' 11" (4.67m x 4.24m)  
UPVC double glazed Bay window to front, feature fireplace, radiator and stairs to first floor. Open double doorway to:

**DINING ROOM**

7' 10" x 14' 6" (2.39m x 4.42m)  
Double glazed window to rear, radiator and cupboard housing combination boiler for the hot water and heating system. Door to:

**KITCHEN**

10' 11" x 8' 10" (3.33m x 2.69m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer taps and recess tiling. Space and point for electric cooker, space and plumbing for washing machine and space for dryer. External door and uPVC double glazed window to rear garden.

**FIRST FLOOR LANDING**

Access to three bedrooms and bathroom. UPVC double glazed window to side and loft access.

**BEDROOM**

13' 2" x 8' 0" (4.01m x 2.44m)  
Double room with uPVC double glazed window to front and radiator.



**BEDROOM**

10' 0" x 8' 0" (3.05m x 2.44m)  
Further double room with radiator and uPVC double glazed window to rear.

**BEDROOM**

6' 9" x 5' 10" (2.06m x 1.78m)  
Single room with uPVC double glazed window to front, storage cupboard and radiator.

**BATHROOM**

6' 2" x 5' 10" (1.88m x 1.78m)  
Three piece suite comprising of WC, wash hand basin and bath with electric shower over. UPVC double glazed window to rear and tiling to walls.

**EXTERIOR**

Low maintenance garden/parking to the front. Side aspect access and wooden lock gate to rear garden. The rear garden is laid mostly to lawn with patio, raised vegetable patch, outside tap and storage shed with electric.

