



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 the Coronation Hall proceed across at the traffic lights onto Victoria Road and proceed under the railway bridge where the road becomes Park Road. At the junction turn right onto Priory Road and continue past the Co-Op and turn right onto Oakwood Drive. As you start to go up Oakwood Drive, past Bay Tree Road where you find the property situated on your left.

The property can be found by using the following "What Three Words" "What3Words"

<https://w3w.co/blackouts.reactimg.improve>

#### GENERAL INFORMATION

TENURE: Freehold

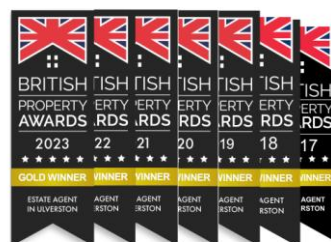
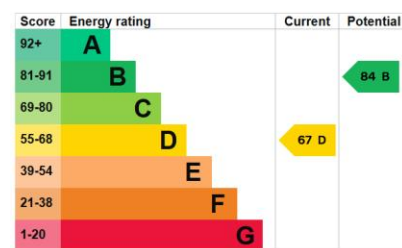
COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES: Mains drainage, gas, water and electricity are all connected.

PLEASE NOTE: The property is subject to a Cumbria wide local occupancy clause. Contact the office for further information.

PLEASE ALSO NOTE: The seller is related to a member of staff at JH Homes.



#### 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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£240,000



2



3



1



PARKING

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Excellent local occupancy, family property situated in this popular location situated towards the bottom end of Oakwood Drive which leads from Priory Road up to Mountbarrow Road. Benefitting from off road parking to the front and offers perfect accommodation ideal for the family buyer. Comprising of entrance hall, lounge, dining room, kitchen and utility room to the ground floor with three good sized bedrooms and a modern bathroom to the first floor. Complete with a pleasant sunny garden to the rear which is enclosed, gas central heating system, uPVC double glazing and is well presented throughout. Offering a perfect home suited to a range of buyers, with lots of further potential depending on their needs. Convenient access to local primary and secondary schools as well as local shops and sports amenities. All in all, a lovely home, that is recommended for early viewing.



Accessed through a modern composite door with feature leaded and patterned glass upper panes. Opening into:

**HALL**

Wood grain LVT style flooring, radiator with decorative cover, cupboard housing gas and electric meters, stairs to first floor and low door to downstairs storage.

**LOUNGE**

11' 11" x 11' 3" (3.63m x 3.43m)  
Central, feature fireplace with dark wood stained fire surround, tiled inset and hearth housing living coal flame gas fire, uPVC double glazed window to front with fitted blind, radiator behind decorative cover, picture rail and wood grain laminate style flooring.

**KITCHEN**

13' 2" x 6' 2" (4.01m x 1.88m)  
Fitted with a modern and attractive range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap, modern metallic bar handles and tiling to splash backs. Integrated low level oven and gas hob with cooker hood over, dishwasher and fridge. Radiator, tile effect vinyl flooring and two uPVC double glazed windows to side. Doors to dining room and utility.

**DINING ROOM**

12' 11" x 11' 5" (3.94m x 3.48m)  
UPVC double glazed window to rear looking to the lovely rear garden, wood grain laminate style flooring, radiator and alcove shelving to both sides of the chimney breast.

**UTILITY ROOM**

11' 8" x 6' 10" (3.56m x 2.08m)  
Space and plumbing for washing machine, space for dryer above and space for fridge/freezer. Panelling to ceiling, coat hooks to wall, uPVC double glazed window to rear and PVC door to side. Door to store with uPVC double glazed window to side and light.

**FIRST FLOOR LANDING**

UPVC double glazed window, radiator, loft access and built in cupboard housing Worcester boiler for the hot water and heating system. Access to bedrooms and bathroom.



**BEDROOM**

13' 1" x 11' 5" (3.99m x 3.48m)  
Double room with uPVC double glazed window looking down the rear garden and beyond neighbouring properties to the surround countryside with Morecambe in the distance. Radiator, ceiling light point and power.

**BEDROOM**

12' 0" x 9' 9" (3.66m x 2.97m)  
Further double room with uPVC double glazed window to the front, radiator, ceiling light point and power.

**BEDROOM**

8' 9" x 7' 9" (2.67m x 2.36m)  
UPVC double glazed window to the front, storage cupboard with hanging rail and radiator.

**BATHROOM**

6' 0" x 6' 2" (1.83m x 1.88m)  
Fitted with a modern three piece suite comprising of WC, pedestal wash hand basin and panelled bath with shower screen and over bath shower with fixed rain shower head., Splash back tiling, integrated wall fan and chrome ladder style towel radiator.

**EXTERIOR**

To the front of the property is off road parking, flagged forecourt area with border and gate to side offering storage space and shed. The rear offers a pleasant and attractive garden with long flagged patio, lawn and borders with hedging and fence.

