

£176,000

JH  
Homes



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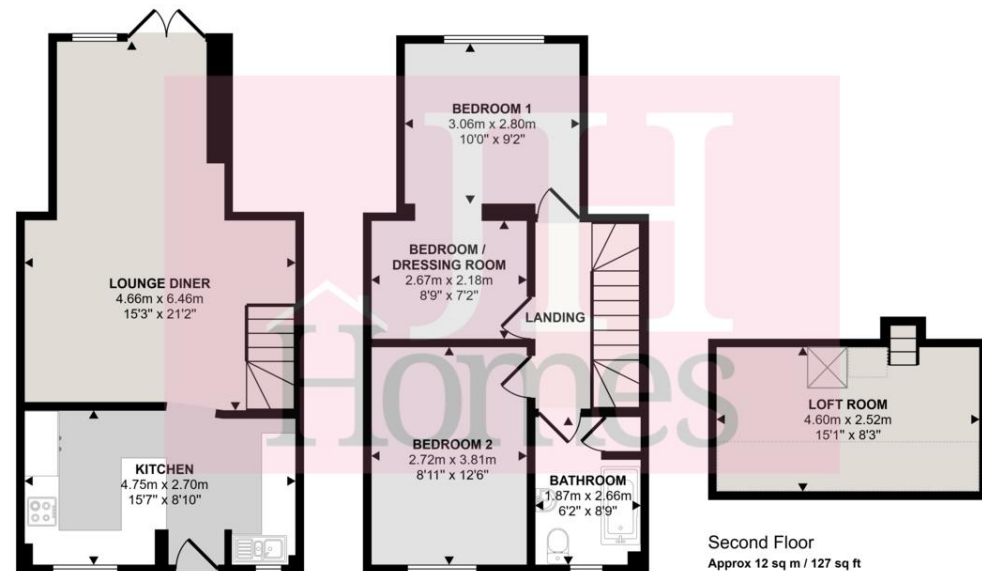
ALLOCATED  
PARKING

10 Ash Court,  
Ulverston, LA12 0UQ

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)

Approx Gross Internal Area  
88 sq m / 943 sq ft



Ground Floor  
Approx 37 sq m / 403 sq ft

First Floor  
Approx 38 sq m / 413 sq ft

Second Floor  
Approx 12 sq m / 127 sq ft

Denotes head height below 1.5m

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

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 into Ash Court where the property can be found in the courtyard.

The property can be found by using the following approximate "What Three Words"  
<https://w3w.co/squabbles.warthog.nearing>

## GENERAL INFORMATION

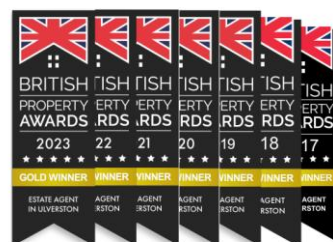
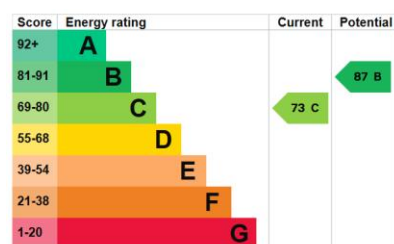
TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

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

PLEASE NOTE: The property is being sold a low cost affordable/local occupancy propertyt and any buyer would need to be approved by Westmorland & Furnace Council prior to being able to purchase. Any questions please ask the office.



## 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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Impressive modern mid terraced home offered under the "affordable housing scheme" situated to the edge of a small cul-de-sac within the popular residential development of Birkrigg Park. Situated to the outskirts of Ulverston and offers convenient access to the town as well as the A590 to Dalton and Barrow-in-Furness and is in the catchment of local primary and secondary schools. This comfortable home has been extended and offers a well presented home that is perfect for first time buyer or young families. Comprising of covered canopy porch to front door, kitchen with access to the open plan lounge/dining room with French doors to the rear garden, two bedrooms, master with a dressing room area and family bathroom to the first floor as well as a ladder leading to a loft room with Velux roof light. Complete with designated parking and pleasant enclosed rear garden with lovely sunny aspects and open views of the surrounding farmland with the garden being decked and slate shingled for easier maintenance. A comfortable home ideal for a range of buyers with early viewing recommended.



Accessed from a shelter canopy porch covering a wooden half glazed front door opening to an entry area. Open to:

**KITCHEN**

8' 10" x 15' 7" (2.69m x 4.75m)  
Fitted with a range of base, wall and drawer units with light granite effect work surface over incorporating stainless steel sink and drainer with mixer tap and tiling to upstands. Integrated oven with gas hob and cooker hood over, microwave, built in fridge freezer, dishwasher and washing machine. Breakfast bar area, two double glazed windows, extractor fan, two spotlight clusters, coat hooks to wall and radiator. Boiler for the central heating and hot water systems and open access to lounge/diner.

**LOUNGE/DINER**

21' 2" x 15' 3" (6.45m x 4.65m) widest points  
PVC double glazed French doors and matching side window opening to the rear garden area and offering a lovely aspects over the surrounding farmland. Media wall with wood grain finish and attractive lower display area, three radiators and wooden style flooring. Stairs to first floor with open downstairs area and two ceiling light points.

**FIRST FLOOR LANDING**

Radiator, wooden ladder style steps leading to a developed loft room and pine internal doors to bedrooms and bathroom.

**BEDROOM**

9' 2" x 10' 0" (2.79m x 3.05m)  
Double room situated to the rear with double glazed window offering a lovely open view over the surrounding countryside, radiator and open access to a former bedroom, which is currently utilised as a children's bedroom, but would make an excellent dressing room, home office etc.

**BEDROOM/DRESSING ROOM**

7' 2" x 8' 9" (2.18m x 2.67m)  
Versatile area.

**BEDROOM**

12' 6" x 8' 11" (3.81m x 2.72m)  
Further double room situated to the front with a double glazed window that offers a pleasant aspect towards the front courtyard parking area and beyond. Radiator and central spotlight cluster.



**BATHROOM**

8' 9" x 6' 2" (2.67m x 1.88m)  
Fitted with a three piece suite comprising of panelled bath with shower over and screen, pedestal wash hand basin and low level WC. Tiled to wet area's, ceiling light point, extractor and uPVC double glazed window.

**LOFT ROOM**

8' 3" x 15' 1" (2.51m x 4.6m)  
Accessed by way of a semi permanent wooden ladder and currently used as a children's bedroom. Velux double glazed roof light and low head height.

**EXTERIOR**

To the front of the property t is a shared path leading to the covered porch. The rear has a pleasant enclosed rear garden space with two levels of decking, shingle lower area and flagged path to the side leading to a gate accessing the road. To the side is a lean to store.

