

DIRECTIONS

From the offices of JH Homes, turn left into Market Street and left again into Queen Street. Continue straight over the traffic lights into Prince's Street and continue into Springfield Road and passed UVHS on your left. Turn left into Central Drive, first left into Rowan Avenue and second left into Yealand Drive where the property can be found on the left at the end of the cul-de-sac.

The property can be found by using the following "What Three Words" <https://w3w.co/nametag.tugging.covenants>

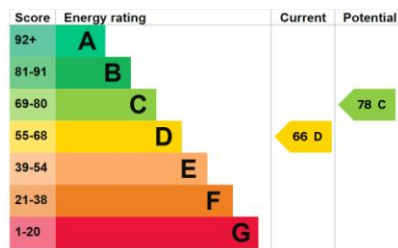
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX:

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and water are connected.



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GARAGE & PARKING

7 Yealand Drive,
Ulverston, LA12 9JB

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Estate Agency Act 1979

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Superior extended detached bungalow set on a spacious plot with attractive gardens front, side and rear, driveway and detached garage. Comprising of lounge, sun room, fantastic kitchen, shower room, family room, dining area and two bedrooms to the ground floor with a further two bedrooms to the first floor with eaves storage. Situated within walking distance of Ulverston Town centre and all its amenities, plus local shops nearby. The spacious and attractive plot offers excellent gardens which are well stocked and enclosed for privacy considerations, gas central heating system and uPVC double glazing. This property will not disappoint, and an early viewing is highly recommended.



Entered through a PVC door into:

KITCHEN

14' 6" x 11' 7" (4.42m x 3.53m)
 Super range of base, wall and drawer units with granite worktop over incorporating twin Belfast sink with chrome handles. Twin Belfast sink. Space and point for gas cooker, space for under counter fridge, freezer and space and plumbing for washing machine. Two uPVC double glazed window to front and side and door to:

LOUNGE

11' 6" x 16' 6" (3.52m x 5.05m)
 Feature fireplace, wooden style flooring, dado rail and radiator. Door to inner hall, uPVC double glazed window to side and double doors to:

SUN ROOM

4' 6" x 10' 3" (1.37m x 3.12m)
 UPVC double glazed bay window to front and storage cupboards.

INNER HALL

Storage cupboard, wooden style flooring and access to family room, bedroom and shower room.

BEDROOM

13' 8" x 11' 7" (4.17m x 3.53m)
 Double room with uPVC double glazed window to side and radiator.

FAMILY ROOM

8' 0" x 11' 7" (2.44m x 3.53m)
 Wooden style flooring, radiator and stairs to first floor. Open to dining area.

DINING AREA

7' 5" x 11' 11" (2.26m x 3.63m)
 PVC double glazed bi-fold doors to rear garden and door to bedroom.

BEDROOM

7' 8" x 10' 11" (2.34m x 3.33m)
 Radiator and uPVC double glazed window to rear.



SHOWER ROOM

7' 11" x 7' 6" (2.41m x 2.29m)
 Fitted with a modern three piece suite comprising of low level, dual flush WC, pedestal wash hand basin and double, walk in shower cubide. Full tiling to walls, heated towel rail and two uPVC double glazed windows to side.

FIRST FLOOR LANDING

Roof window, eaves storage space and doors to upper rooms.

BEDROOM

14' 10" x 11' 4" (4.52m x 3.45m)
 Double room with uPVC double glazed window to front, eaves storage space and radiator.

LANDING AREA

6' 3" x 12' 0" (1.91m x 3.66m)
 Wardrobe with sliding doors and open to:

BEDROOM

7' 6" x 11' 11" (2.29m x 3.63m)
 Eaves storage, radiator and uPVC double glazed window to rear.

EXTERIOR

Enclosed, well established and low maintenance gardens front, side and rear. Driveway extending to garage.

GARAGE

Detached garage with up and over door, light and power.

