



#### 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, first left onto Cartmel Drive and then second left onto Boarbank with the property being near the head of the cul de sac on the right.

The property can be found by using the following "What Three Words" <https://what3words.com/manages.precluded.adopts>

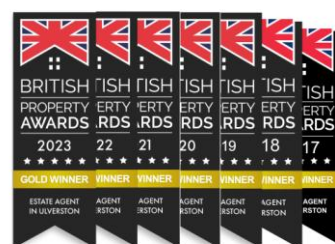
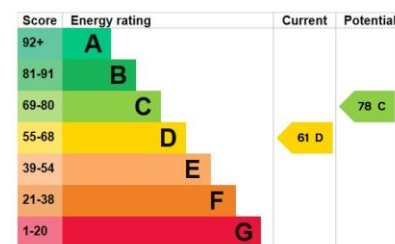
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, 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.



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£210,000



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GARAGE &  
PARKING

18 Boarbank Road,  
Ulverston, LA12 9PG

For more information call **01229 445004**

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Opportunity to purchase a three bedroom semi detached home in a quiet cul-de-sac location. Offering excellent potential and is ideal for those looking to put their own stamp on. Offered for sale with vacant position with no upper chain and comprising of entrance vestibule, lounge, kitchen, conservatory and ground floor WC as well as three bedrooms and family shower room to the first floor with the loft space offering a boarded area with a roof window. The exterior offers driveway, garage and enclosed rear garden with summer house. Complete with gas central heating system and majority double glazed. Early viewing is both invited and recommended to appreciate this comfortable this property.



Accessed through a PVC door with central oval pattern, opening into:

**ENTRANCE VESTIBULE**

Door to storage cupboard with hanging space and housing the gas and electric meters. Door into:

**LOUNGE**

15' 9" x 14' 6" (4.8m x 4.42m)  
Full length uPVC double glazed window to front, central fireplace with living flame gas fire, stairs leading to first floor, radiator and under stairs store.

**KITCHEN/DINER**

8' 9" x 14' 6" (2.67m x 4.42m)  
Fitted with a traditional range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and grey tiled up stands. Integrated oven and electric hob with cooker hood over, space for fridge/freezer and space and plumbing for washing machine. Two single glazed windows looking into the conservatory with central glazed door and further door to WC.

**WC**

Comprising of WC with push button flush and extractor fan.

**CONSERVATORY**

8' 5" x 13' 5" (2.57m x 4.09m)  
Tile effect floor, triple aspect windows with fitted blinds and PVC double glazed French doors to garden.

**FIRST FLOOR LANDING**

Access to all bedrooms and bathroom. Loft access, uPVC double glazed window with blind and radiator.

**BEDROOM**

14' 2" x 8' 3" (4.32m x 2.51m)  
Double room with uPVC double glazed window to the front with fitted blind, built in wardrobe with sliding doors and radiator.

**BEDROOM**

10' 0" x 8' 3" (3.05m x 2.51m)  
Further double room with radiator and uPVC double glazed window with blind to rear.



**BEDROOM**

10' 2" x 6' 0" (3.1m x 1.83m) widest points  
Single room with uPVC double glazed window to front and radiator.

**SHOWER ROOM**

Fitted with a three piece suite comprising of WC, pedestal wash hand basin and enclosed shower cubicle with body jet, flexi spray and fixed rain head shower attachment. Tiled splash backs, radiator and uPVC double glazed window.

**EXTERIOR**

Low maintenance gardens. Shared driveway with the neighboring property and access to garage. To the rear of the property is a pleasant, enclosed garden area with artificial grass and borders with shrubs and bushes. Complete with patio area and summer house.

**GARAGE**

22' 2" x 8' 10" (6.76m x 2.69m)  
Up and over door.

