



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, passing Lime Tree Road, then Rowan Avenue, the property can be found on the right hand side just before the turning into Underwood.

The property can be found by using the following "What Three Words" what3words <https://w3w.co/senders.cleanser.sway>

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.



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.



£255,000



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PARKING

32 Oakwood Drive,
Ulverston, LA12 9HH

For more information call **01229 445004**

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

Excellent semi-detached, local occupancy property situated in this popular and sort after residential location. Offering a superb four bedroom family home that is offered vacant with no upper chain and suited to arrange buyers particularly including the family purchaser. Comprising of entrance porch, hall, kitchen diner, open plan lounge/diner, utility and ground floor shower room with four bedrooms and a family bathroom to the first floor. Complete with uPVC double glazing, gas fire central heating system, light neutral decor throughout and the benefit of off-road parking and front and rear garden space. The convenient location offers access to nearby schools, leisure facilities and shops as well as bus routes. This spacious home offers great further potential for onward modernisation and early viewing is both invited and recommended.



Accessed through a PVC door with pattern glass pane opening to:

PORCH

3' 9" x 11' 3" (1.16m x 3.43m)
UPVC double glazed windows to the front looking towards the parking area and Oakwood Drive beyond, woodgrain laminate style flooring and side window to hall.

HALL

6' 11" x 12' 0" (2.11m x 3.68m) widest points
Stairs to first floor which are open under, radiator, uPVC double glazed window to gable and open access to kitchen/diner and cupboard housing the meters.

KITCHEN

10' 2" x 12' 0" (3.1m x 3.66m)
Fitted with a range of base, wall and drawer units with patterned work surface over incorporating stainless steel sink and drainer with mixer tap and tiling to upstands. Space and point for gas cooker, half glazed door to utility room and tiling to floor. UPVC double glazed window.

LOUNGE

13' 1" x 9' 11" (3.99m x 3.02m)
UPVC double glazed window looking to the enclosed front garden area, former fireplace recess with tiled inset, two wall light points to alcoves and ceiling light point. Radiator and archway connecting to dining area.

DINING ROOM

12' 3" x 13' 1" (3.75m x 4.00m)
Set of PVC double glazed patio doors to rear garden, feature, central fireplace with slate hearth, wooden mantle over and housing a wood burning stove, wall lights to alcoves, radiator and ceiling light point.

UTILITY ROOM

13' 6" x 4' 7" (4.11m x 1.4m)
'L' shaped room with a range of units to the end with worktop over incorporating stainless steel sink unit. Wood framed window, PVC double glazed door to side vinyl floor and wall mounted Baxi boiler for the hot water and heating system.

SHOWER ROOM

7' 11" x 4' 8" (2.41m x 1.42m)
Fitted with a three piece suite comprising of glazed shower cubicle with modern panelling, vanity unit with wash hand basin and mixer tap a WC with concealed cistern and cupboards and drawers. Panelling to walls and ceiling, ladder style towel radiator and uPVC double glazed window to side.

FIRST FLOOR LANDING

Access to bedrooms, bathroom and loft.



BEDROOM

8' 7" x 12' 2" (2.62m x 3.71m)
Double room situated to the front of the property with uPVC double glazed window and built-in cupboard over stairs.

BEDROOM

10' 0" x 13' 1" (3.06m x 4.00m)
Further double room to the front of the property with uPVC double window and radiator.

BEDROOM

12' 3" x 10' 0" (3.74m x 3.05m)
Further double room to the rear with uPVC double glazed window looking down the garden area.

BATHROOM

7' 5" x 8' 7" (2.28m x 2.64m)
Fitted with a four piece suite comprising of wash hand basin with mixer tap inset to vanity unit with bathroom cabinet above, corner bath, WC and quadrant shower cubide with electric shower. Panelling to ceiling, tiling to walls, two uPVC double glazed windows and radiator.

BEDROOM

10' 2" x 9' 5" (3.12m x 2.89m)
Single room with uPVC double glazed tilt & turn window to rear and radiator.

EXTERIOR

Off road parking with flagged surfacing, gated access to an enclosed front garden area which is flagged with raised borders and side access leading to the rear garden. The rear garden is on two levels with the lower level being a flagged patio accessing the utility room and lounge with steps leading up to two raised seating areas with borders stocked with shrubs and bushes offering a pleasant outside space.

