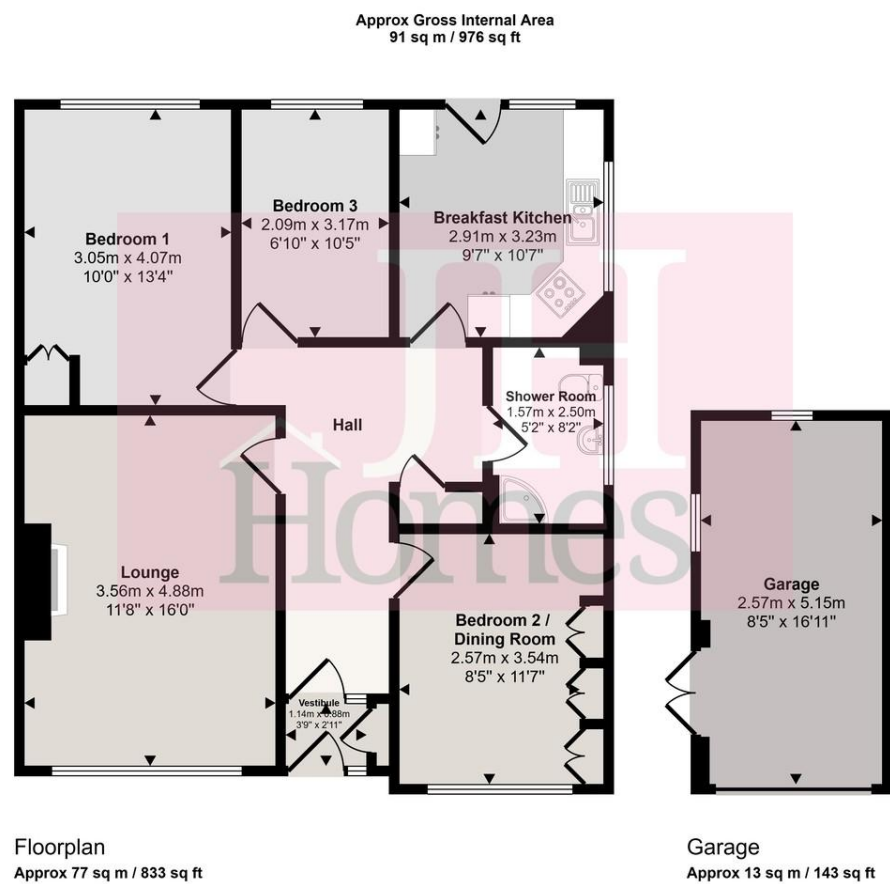




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

Leaving the office of JH Homes proceed up the cobbled Market Street turning left onto Queen Street. At the end proceed straight across at the lights passing Ulverston Victoria School and 6th Form. Drop into the dip then take the second turn onto Birkett Drive. Take the turn on the left into Carleton Drive, then first left into Savoy Gardens.

It can also be found using the following What3Wod reference <https://w3w.co/warrior.sober.triangles>

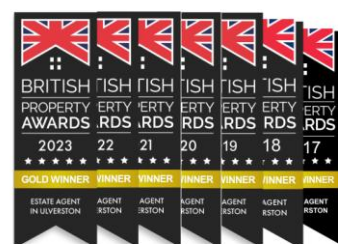
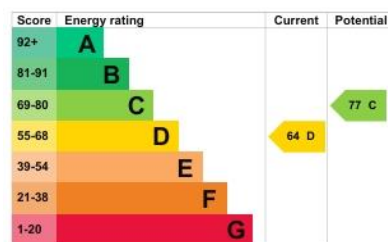
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected



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.



JH
Homes

£265,000



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GARAGE &
PARKING

5 Savoy Gardens, Ulverston,
LA12 9LR

For more information call **01229 445004**

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

A comfortable semi-detached bungalow situated in this most popular cul-de-sac on the Croftlands development to the edge of the market town of Ulverston. This well-presented property is reluctantly offered for sale and offers well-presented accommodation vacant with no upper chain. The accommodation comprises of vestibule, spacious hall with boiler cupboard and loft access, lounge, three bedrooms, kitchen and shower room. Gas fired central heating system and uPVC double glazing. Set on a pleasant plot with drive to the side offering parking and access to detached garage, with a lovely enclosed rear garden, flagged patio seating areas and lawn. Perfect for a range of buyers including the retired purchaser, early viewing is recommended and invited to appreciate the property and great further modernisation potential.



Accessed through double-glazed PVC pattern glass door with matching side window opening to:

VESTIBULE

Doors to meter cupboards and wooden door with pattern glass panes opening into:

ENTRANCE HALL

Fitted with a bookcase, access point to loft with drop-down ladder and door to cloak cupboard/boiler cupboard housing the modern Worcester boiler for the heating and hot water systems. Radiator and glazed doors to lounge, kitchen and third bedroom, with further doors to two bedrooms and shower room.

LOUNGE

16' 0" x 11' 8" (4.88m x 3.56m)
Well-proportioned room with gas fire mounted to chimney breast with polished hearth and uPVC double glazed window to front. Electric light and power points with central ceiling light point.

KITCHEN

10' 7" x 9' 7" (3.23m x 2.92m)
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink with mixer tap and splash back tiling. AEG double oven, gas hob with stainless steel splashback and cooker hood, built-in fridge freezer and space for breakfast table. Situated to rear of property with uPVC double glazed windows to front and side and door opening to rear garden. Overall a well-appointed kitchen with white walls and light wood grain effect finish flooring.

BEDROOM

13' 4" x 10' 0" (4.06m x 3.05m)
Situated to rear of property with a range of fitted wardrobes to one wall in white and a corner-built cupboard with matching doors offering further storage. UPVC double glazed window to rear looking towards garden, radiator and electric light and power points.

BEDROOM

11' 7" x 8' 5" (3.53m x 2.57m)
UPVC double glazed window and radiator. Situated to front of property with a range of louver door wardrobes to one wall.



BEDROOM

10' 5" x 6' 10" (3.18m x 2.08m)
Situated to rear of property with uPVC double glazed window looking to rear garden. Radiator and glazed pattern glass door to hall.

SHOWER ROOM

Fitted with three piece suite in white comprising a quadrant shower cubicle with modern panelling, thermostatic shower, chrome handrail, WC with pushbutton flush and pedestal wash hand basin. Modern panelling to walls and ceiling, ladder style towel radiator, louver door storage cupboard and tile effect vinyl flooring.

LOFT

Insulated with drop down ladder and may offer potential for further development, subject to obtaining the required permissions.

EXTERIOR

Driveway offering ample parking and access to garage. Front garden has been designed for easy maintenance with slate paved central area, gravel edging and path to front door. Gate from drive gives access to well-proportioned rear garden, with an upper flagged patio area and steps up to kitchen door offering a spacious seating area. Lower garden has mature borders with an area of lawn and side path giving access to lower patio at rear of garage. The garden has pleasant sunny aspects perfect for alfresco entertaining. Set of French doors to side of garage provides access into the garage.

GARAGE

16' 11" x 8' 5" (5.16m x 2.57m)
Modern door in addition to French doors and uPVC double glazed windows, alongside electric light and power points.

