

Total area: approx. 77.1 sq. metres (829.9 sq. feet)

DIRECTIONS

From the Office of JH Homes, proceed up the cobbled Market Street and turn left onto Queen Street. At the end of Queen Street at the traffic lights, continue straight across onto Prince Street and past Victoria High School, dropping through the dip and continuing onto Mountbarrow Road. Take the third left turn into Mountbarrow Way and then left again onto Bigland Drive.

The property can also be found using What3Words reference <https://w3w.co/thuds.though.twinkled>

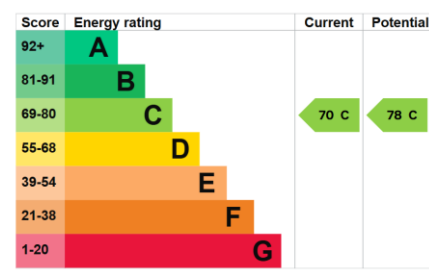
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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



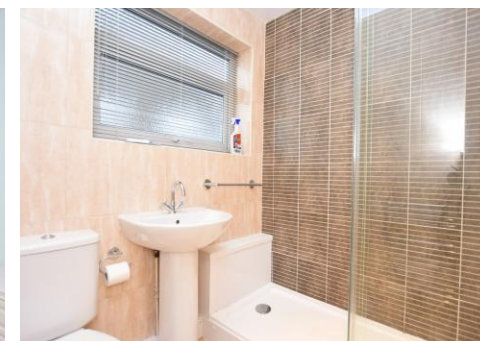
Estate Agency Act 1979

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

JH Homes

£235,000



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GARAGE & PARKING

**35 Bigland Drive, Ulverston,
LA12 9PD**

For more information call **01229 445004**

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

A fantastic opportunity to purchase a well-appointed and comfortable semi-detached true bungalow, pleasantly situated on the popular Croftlands estate. The location offers convenient access to local bus services and a nearby convenience store, the property stands on a level, attractive plot with driveway parking, garage and gardens to both the front and rear. The accommodation includes an entrance vestibule, kitchen, lounge, hallway, three bedrooms and a shower room. Additional benefits include gas-fired central heating system, uPVC double glazing and a good standard of presentation and décor throughout. The property is offered with vacant possession and no upper chain. Early viewing is strongly recommended to fully appreciate this appealing bungalow, with appointments available through the office of JH Homes.



Accessed through PVC double glazed feature front door with circular pattern glass pane and a further double-glazed window to side opening to:

ENTRANCE HALL

Open arch directly into breakfast kitchen and door into lounge. Worcester gas combi boiler to the wall for heating and hot water system with meter cupboard below. Tiling to floor which continues through into the kitchen, a spotlight cluster to the ceiling and light neutral decor.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base, wall and drawer units with granite effect worktop over incorporating stainless steel sink unit with drainer, mixer tap and splash back tiling. A well-appointed galley style kitchen with worksurface extending to breakfast bar area. Integrated washing machine, fridge, freezer and gas hob with cooker hood above and low-level oven below. UPVC double glazed window with blind, inset lights to ceiling and pelmet lights down to work surface.

LOUNGE

Comfortable space with two double radiators, two wall light points and a ceiling light point. UPVC double glazed window to front with fitted blind looking to front garden area, central fireplace feature with dark wood fire surround, marble style inset and hearth with a living coal flame fire. A pleasant well-appointed room with door to hall.

HALLWAY

Access point to loft with drop down ladder, doors to bedrooms, bathroom and shower room.

BEDROOM

A good size double room with light wood grain laminate flooring, radiator and uPVC double glazed window to rear with blind, looking towards the garden. Fitted with a comprehensive range of bedroom furniture comprising of two double wardrobes, matching drawer units and a further built-in cupboard with radiator, perfect for airing purposes.



BEDROOM

Situated to rear of the property with radiator and light wood grain laminate flooring. Set of uPVC double glazed French doors with blinds opening to rear garden and set of built-in wardrobes with matching bedside drawers.

BEDROOM

Single room with radiator, uPVC double glazed window with blind, light wood grain laminate flooring and spotlight cluster to ceiling.

SHOWER ROOM

Fitted with modern three-piece suite in white comprising of WC with pushbutton flush, pedestal wash hand basin with mixer tap and glazed shower cubicle with thermostatic shower. Full tiling to walls, modern panelling to ceiling with inset lights and an extractor fan. UPVC double glazed pattern glass window with blind and chrome style towel radiator; a modern well-appointed shower room.

EXTERIOR

Low retaining wall to front and garden with stone chippings and border area. Tarmac drive leads to side, offering excellent parking and access to garage and water tap. To rear garden, flagged path/patio and area leading to secondary flagged patio area with pleasant sunny aspects. Grassed area with border shrubs and bushes, a pleasant level garden with potential for further landscaping.

GARAGE

Electric door with remote.

