

FREEHOLD



6 BIRKETT DRIVE, ULVERSTON, LA12 9LS

£320,000

FEATURES

Semi-Detached Russell Bungalow In A Desirable Location

Level Plot With Off-Road Parking, Garage & Gardens

Offered Vacant With No Upper Chain

Well-Presented Interior With Light, Neutral Décor

Includes Vestibule, Hall, Lounge, Dining Room & Kitchen

Three Good Bedrooms, Shower Room & Separate WC

UPVC Double Glazing & Gas-Fired Central Heating System

Suitable For A Range Of Buyers

Loft Offers Development Potential (subject to approval)

Close To Shops, Schools & Bus Services



Garage,
Off Road
Parking



An excellent semi-detached Russell bungalow situated in this pleasing and prominent location. Set on a level plot with good off-road parking garage and gardens to the front and rear, this most comfortable home is well presented and offered vacant having no upper chain and has accommodation comprising Vestibule, Hall, Lounge, Dining Room, Kitchen, Three good Bedrooms, Shower Room and separate WC. The bungalow has PVC double glazing, gas fired central heating, light neutral decor and offers accommodation suitable for a range of buyers from the family purchaser to retired buyers and the property also offers to potential for onward development into the loft space which has been done on many neighbouring properties. The property has been in the same family ownership we believe from construction and is now offered for sale due to relocation and is offered vacant with no upper chain. An excellent bungalow in a prime location with convenient access to bus services local shops and schools, and early viewing is invited and recommended.

The property is accessed through a modern PVC double glazed door with matching side window and feature pattern glass panes. Opening into:

VESTIBULE

Tiled floor and a traditional single glazed door with leaded glass surround. Opening to:

ENTRANCE HALL

Excellent entrance hall of spacious proportions with coving to the ceiling, a radiator and light décor. To the end of the hall there is a uPVC double glazed window in an area perfect for a desk, home office space etc. Door to a useful and spacious cloaks cupboard with shelving and hanging rails, which also gives access to the loft.

LOUNGE

13' 10" x 11' 3" (4.22m x 3.43m)

Comfortable, light and spacious room with a uPVC double glazed bay window, traditional coving and a lovely modern recessed fire to the wall with a polished stone style surround and a living coal flame gas fire. Double radiator, light decor and carpets, offering a well-presented room.

DINING ROOM

11' 8" x 10' 5" (3.56m x 3.18m)

Spacious room situated to the rear of the house with a set of PVC double glazed patio doors accessing and overlooking the rear garden. A lovely well-proportioned room with a double radiator and attractive décor.

KITCHEN

11' 8" x 7' 9" (3.56m x 2.36m)

Fitted with a range of base, wall and drawer units with woodgrain effect worktop over incorporating single drainer bowl and a half sink unit, mixer tap and splash back tiling. Electric hob with matching cooker hood above, low-level double oven and grill, integrated fridge/freezer, built-in slimline dishwasher and high-level microwave, with recess and plumbing for a washing machine. Light wood grain effect laminate flooring, inset lights to the ceiling and uPVC double glazed window to the side with blind, offering a well-presented modern kitchen.

STORE & PORCH

To the rear of the kitchen there is a glazed door giving access to a rear porch, with a PVC double glazed door and a traditional door to a pantry/store cupboard which has shelving, a radiator and the gas meter.

BEDROOM

13' 11" x 10' 5" (4.24m x 3.18m)

Lovely room situated to the front of the property with a uPVC double glazed window and further secondary glazing. The room has freestanding bedroom furniture which may be available by separate negotiation, comprising of wardrobes with shelving, hanging rails and drawers, matching dresser drawer units and bedside units. Complete with light décor and a radiator, it offers a well-presented double room.

BEDROOM

10' 7" x 10' 5" (3.23m x 3.18m)

Further double with built-in bedroom furniture and wardrobes with hanging rail, shelving and drawers, plus a uPVC double glazed window to the rear looking into the garden and a radiator.

BEDROOM

6' 10" x 11' 1" (2.08m x 3.38m)

Generous space with uPVC double glazed window to the side, light décor, and a radiator, making it perfect for use as an office or single bedroom.

SHOWER ROOM

Modern shower room with a two-piece suite comprising of a glazed shower cubicle with tiled walls, wash hand basin with mixer tap set onto a vanity unit with cupboard under, a matching wall mounted shelved cupboard and light tile effect flooring. Full tiling to the walls, modern panelling to the ceiling with light and extractor fan, chrome ladder style radiator and uPVC double glazed pattern glass window to the side.

WC

Fitted with a modern push button flush toilet, half tiling into the walls with an upper border tile, modern decor, uPVC double glazed window, radiator and tile effect flooring.

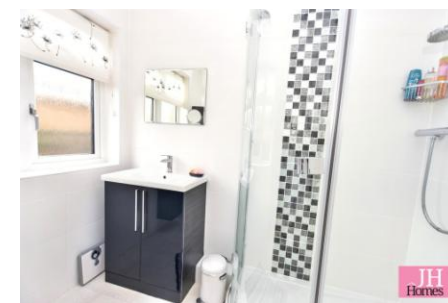
EXTERIOR

To the front of the property there is gated access to the drive which is brick set and runs to the side of the property. There is an attractive front garden area which is also brick set with two borders, shrubs, bushes and a low front retaining wall. To the end of the driveway, a garage and a gate to the rear garden, which is landscaped with brick set paths and seating areas. Complete with gravelled area, feature conifers trees, shrubs and bushes, plus attractive limestone feature walling and fencing between the neighbouring properties.

GARAGE

19' 0" x 10' 6" (5.79m x 3.2m)

An excellent single garage with up and over door, electric light and power points and windows, offering ample parking and storage space.



Call us on
01229 445004

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

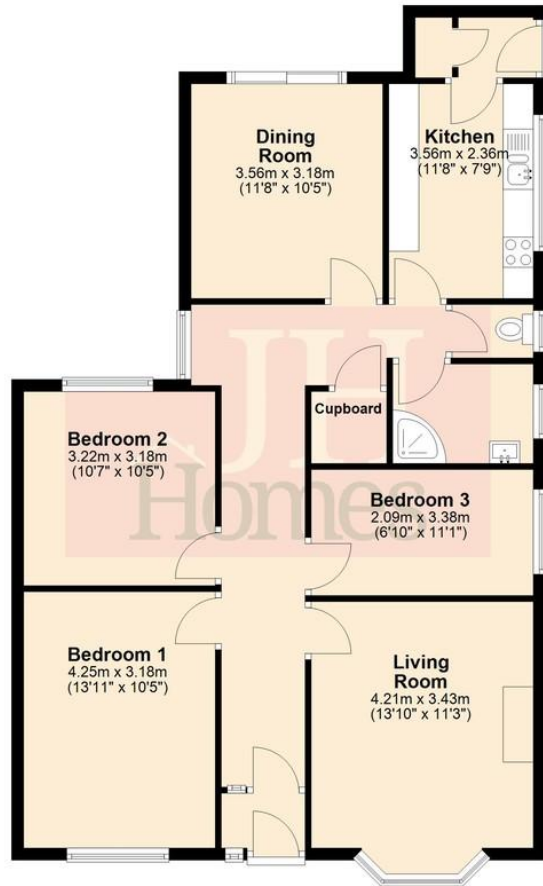
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

From our office in the centre of Ulverston, proceed up Market Street, turn left onto Queen Street and continue until you reach the lights. Go straight ahead onto Princes Street, passing the railway station and onto Mountbarrow Road, with the primary school on the right and UVHS secondary school and sixth form on the left. Proceed through the dip and take the second right into Birkett Drive. The property can be found on the left after the turn to Rusland Crescent.

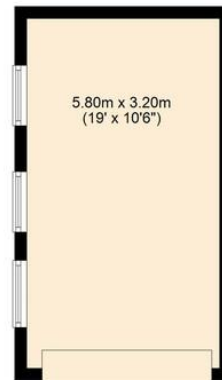
It can also be found using the following "What Three Words" <https://w3w.co/sake.fillings.galloped>

Floor Plan
Approx. 94.1 sq. metres (1013.2 sq. feet)



Total area: approx. 112.7 sq. metres (1212.9 sq. feet)

Garage
Approx. 18.6 sq. metres (199.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

