

FREEHOLD



2 ASH COURT, BIRKRIGG PARK, ULVERSTON, LA12 0UQ

£430,000

FEATURES

- Superb Detached Family Home
- Prestigious Residential Development
- Well Proportioned Family Home
- Three Reception Rooms Inc Conservatory
- Stylish Modern Dining Kitchen
- Four Bedrooms - Master With Ensuite
- Double Width Drive
- Good, Enclosed Rear Garden
- Early Viewing Recommended
- Stylish, Well-Presented Property



Off Road
Parking



Excellent detached family home situated in this popular residential development situated to the outskirts of Ulverston. Birkrigg Park is a lovely community with open green spaces and offers easy access to Ulverston, Swarthmoor and Barrow in Furness. Well presented by the current owners and offering spacious accommodation suited to a range of buyers and particularly the family purchaser. Comprising of porch, hall, WC, lounge, dining room, kitchen/diner to the ground floor with four bedrooms, master with an ensuite & family bathroom to the first floor. Completing this family home is a former garage which has been converted into a general store/utility, double width driveway, enclosed garden to the rear, gas central heating system and double glazing. Presented to a good standard of presentation throughout this lovely home is recommended for early viewing.

Accessed through a modern composite style front door with glazed inserts which open into:

PORCH

4' 4" x 5' 9" (1.32m x 1.75m)

UPVC double glazed windows, high gloss grey tiled floor and PVC door with glazed inserts into:

HALL

High gloss tiled floor, stairs to first floor with understairs cupboard and modern wooden internal doors to dining room, lounge, kitchen and WC.

WC

Two piece suite comprising of WC with push button flush and wash hand basin inset to vanity unit with storage under. Extractor fan, fully tiled and chrome ladder style towel radiator.

DINING ROOM

12' 0" x 9' 9" (3.66m x 2.97m)

Situated to the front of the property with wood framed, double glazed Box Bay window with fitted Venetian blind offering a pleasant aspect, to the front garden, woodland and green to the front, inset lights to ceiling and radiator.

LOUNGE

17' 0" x 13' 1" (5.18m x 3.99m)

Central fireplace feature with granite style hearth housing flush mounted stove, coving to ceiling, two wall light points and inset lights to ceiling. Set of wooden doors with double glazed panes and matching side windows opening to the conservatory, two radiators, electric light and power.

CONSERVATORY

11' 11" x 14' 1" (3.63m x 4.29m)

Clear glass roof, PVC double glazed frame construction with fitted blinds, radiator and wood grain laminate flooring. Ample electric points and three wall light points.

KITCHEN/DINER

21' 11" x 11' 5" (6.68m x 3.48m)

Fitted with a range of modern, high gloss base, wall and drawer units with Quartz style worktop over to include a central island and sink and drainer with mixer tap and additional instant hot water tap. The central island incorporates a breakfast bar with integrated five ring induction hob with cooker hood over, integrated double oven, dishwasher and space for American style fridge freezer. Tiled floor, numerous inset LED lights to ceiling, pelmet lights and under cabinet lighting. Double glazed French doors opening to the rear garden and two modern vertical radiators.

STORE/UTILITY

9' 6" x 8' 0" (2.9m x 2.44m)

Up and over door, space and plumbing for washing machine and space for dryer. Wall mounted Worcester gas combi boiler for the central heating and hot water systems.

FIRST FLOOR LANDING

Modern wooden doors to bedrooms, bathroom and airing cupboard with shelving. Radiator and double glazed window to front looking towards woodland and the green.

MASTER BEDROOM

11' 1" x 11' 8" (3.38m x 3.56m)

Double room with radiator which is situated to the rear of the property with double glazed window offering an outlook down to the garden and the green beyond.

BEDROOM

9' 6" x 13' 4" (2.9m x 4.06m)

Further double room with wooden double glazed window and radiator.

BEDROOM

11' 1" x 8' 1" (3.38m x 2.46m)

Wood framed double glazed window offering a lovely aspect, radiator, electric light and power.

BEDROOM

6' 11" x 10' 0" (2.11m x 3.05m)

Single room with radiator, electric light and power. Double glazed window to front offering a lovely outlook towards the green.

ENSUITE

6' 3" x 5' 3" (1.91m x 1.6m)

Offering a modern wet room facility with floor drain and thermostatic shower with flexi track spray and fixed spray head, wall hung WC with concealed cistern and push button flush and wash hand basin with mirror over. Tiling to floor, modern panelling to walls and ceiling and extractor fan. Shaver point and tall ladder style towel radiator.

BATHROOM

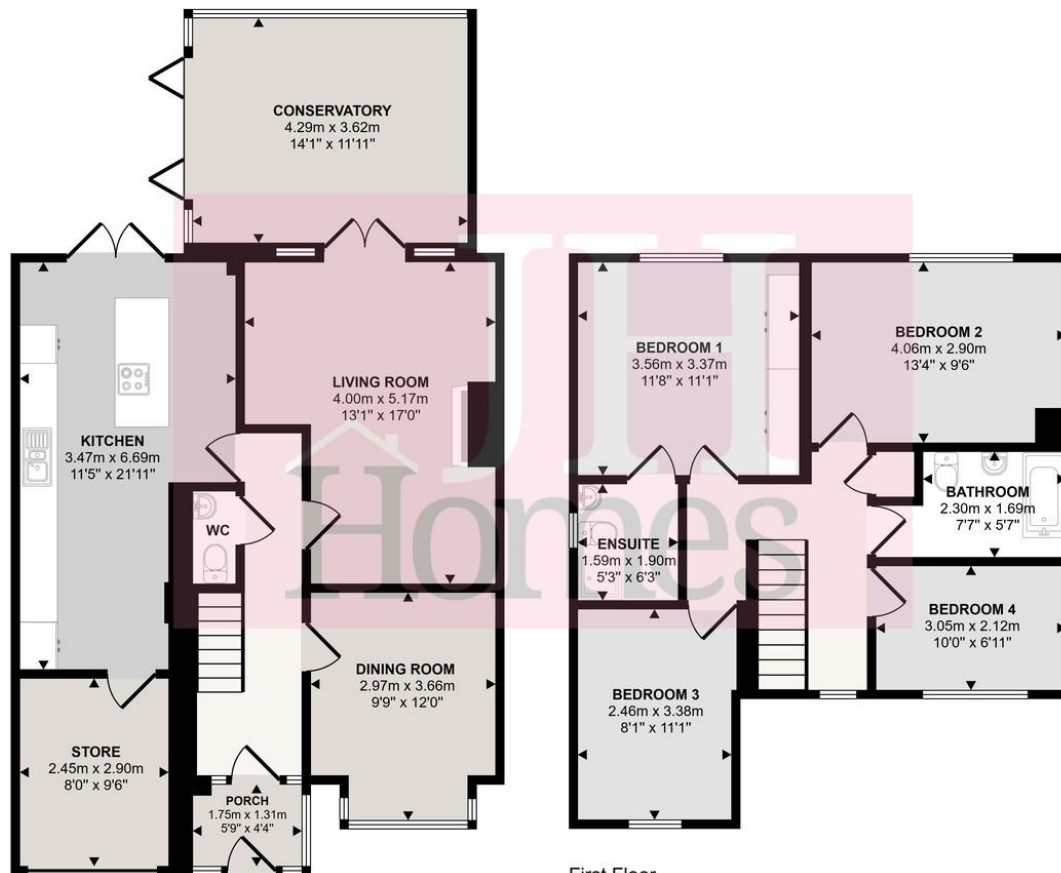
Fitted with a three-piece suite in white comprising of bath with glass shower screen, mixer tap and over bath thermostatic shower, pedestal wash hand basin with mixer tap and WC with push button flush. Tiling to splash backs, shaver point, radiator, fixed mirror to wall and wood grain effect laminate floor style flooring.

EXTERIOR

To the front of the property is an area of lawn and a brick set driveway with access to the side leading to the rear garden. To the rear there are two areas of grass on different levels, patio which is currently being developed and raised gravel beds to the side. It offers an excellent enclosed rear garden space.



Approx Gross Internal Area
148 sq m / 1593 sq ft



First Floor
Approx 60 sq m / 642 sq ft

Ground Floor
Approx 88 sq m / 950 sq ft

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.

Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Leaving Ulverston along the A590 in the direction of Barrow continue along the main road and at Cross a Moor proceed around to the roundabout going straight across. As you drop down the hill take the left hand turn sign posted towards Urswick. Continue along here until you meet the crossroads turning left and then first left again into Birkrigg Park. Turn Left again into South Green and first left again into Ash Court and No2 is on the Right.

The property can be found by using the following approximate "What Three Words"

<https://w3w.co/blurred.irritated.windows>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 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.

