



41 Birkett Drive

Ulverston, LA12 9LS

Offers In The Region Of £440,000



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Thoughtfully modernised throughout, this attractive four-bedroom home offers excellent family accommodation, generous parking, a detached garage and beautifully landscaped largely south-facing rear gardens. Ideally located within walking distance of town shops and bus routes, this superbly presented property is ready to move straight into.

Step into the front porch, which provides a welcoming entrance before entering the main hallway. From here, the home immediately feels bright, well cared for and thoughtfully maintained.

The spacious lounge sits to the centre of the home and provides a comfortable main reception room, with plenty of natural light and a gas fire creating a cosy focal point.

New Karndean LVT flooring continues across much of the ground floor, giving the accommodation a clean and practical finish.

Moving through into the kitchen/diner, this is a fantastic sociable space and one of the highlights of the home. Fitted with a Rossendale kitchen installed approximately three years ago, it combines traditional style with modern functionality. The generous layout provides ample room for both cooking and dining, while sliding doors and glazing brings plenty of natural light into the room.

Serving the ground floor the home benefits from a toilet / shower room. To the rear of the kitchen is a useful utility space, providing additional storage. The utility area provides convenient access to the rear of the property and garden.

The ground floor also offers two bedrooms, providing excellent flexibility for families, guests or those looking for additional living or home-working space. Each room is well proportioned and benefits from natural light.

Returning to the hallway, the staircase leads to the first floor where there are two further bedrooms, creating a total of four bedrooms across the house. The first-floor bedrooms are complemented by new carpets. There is also a tasteful bathroom on this floor, with a Velux window allowing airflow and natural light into the space. Useful storage areas are also incorporated on the first floor.

Externally, the property is equally impressive. To the front, the driveway has been widened and the dropped kerb extended, creating excellent off-road parking for approximately four vehicles. The front has also been opened to maximise the parking, while the landscaped front and neat hedging give the property excellent kerb appeal.

To the rear is a beautifully maintained, mostly south facing garden which enjoys a good degree of sunshine. The garden has been thoughtfully landscaped with lawn, attractive planted borders and a new limestone slab patio providing an excellent space for outdoor seating and entertaining. There is also a greenhouse positioned behind the garage

The detached garage is another great feature, having power, lighting, electrical sockets and a pit, offering excellent potential for storage, workshop use or those needing additional practical space.

Reception

11'9" x 14'4" (3.60 x 4.38)

Kitchen / Diner

20'6" x 12'5" max (6.25 x 3.79 max)

Utility

10'3" x 7'5". ax (3.13 x 2.28. ax)

Bedroom

11'1" x 11'4" (3.38 x 3.47)

Bedroom

8'4" x 7'7" (2.55 x 2.32)

Ground Floor Shower Room

5'10" x 9'4" (1.79 x 2.85)

Bedroom

8'5" x 11'3" (2.57 x 3.45)

Bedroom

7'8" x 10'9" (2.35 x 3.30)

Bathroom

5'6" x 7'8" (1.68 x 2.34)

Detached Garage

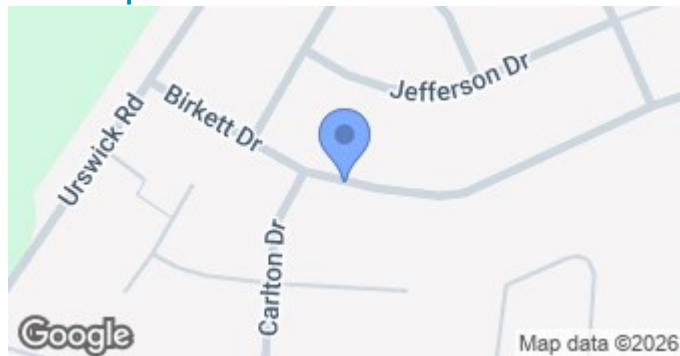
16'2" x 9'10" (4.95 x 3.01)



- Extensively Updated Throughout
- Parking For Multiple Vehicles
- 2 Bath/Shower Rooms
- Detached Garage
- Well Maintained
- Council Tax Band - D



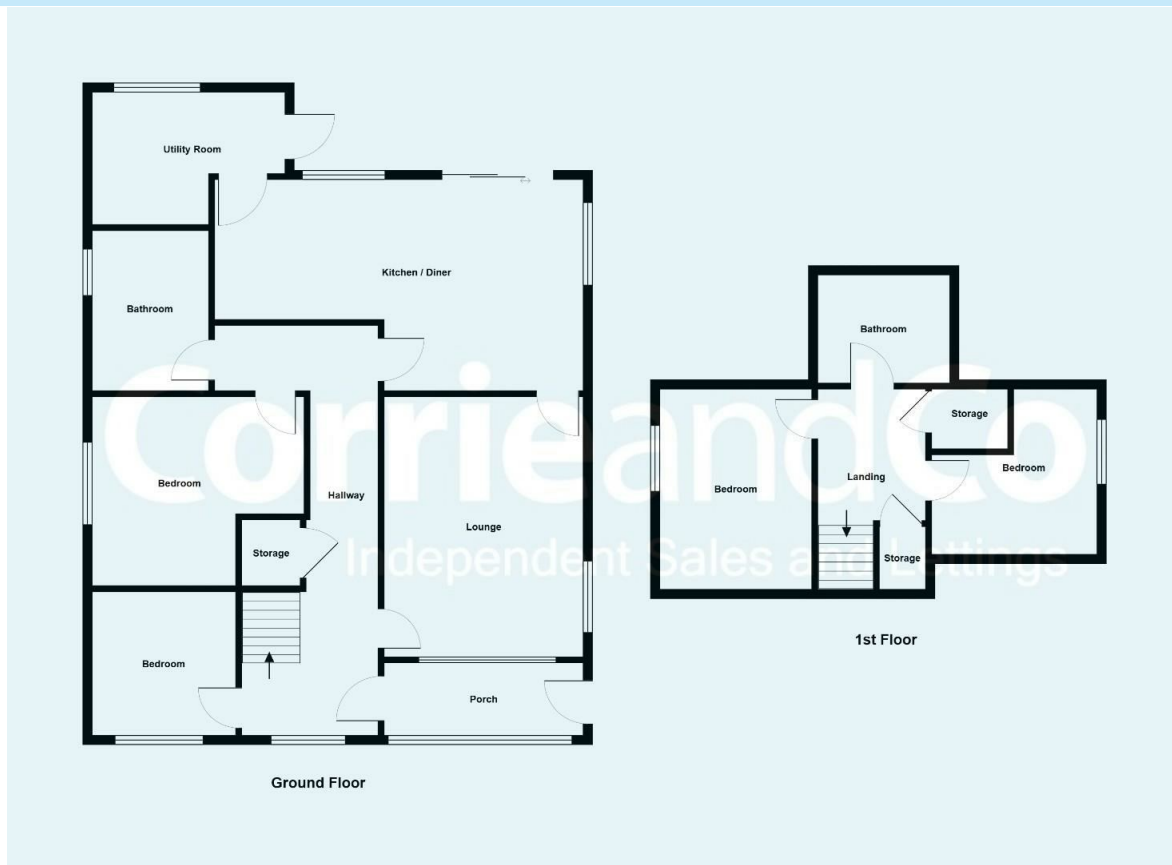
Road Map



Terrain Map



Floor Plan



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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

