

52 BEECH DRIVE, ULVERSTON, LA12 9EU

£230,000

FEATURES

- Family Sized Semi-Detached
- Highly Popular Location
- Impressive Gardens Front & Rear
- Entrance Vestibule & Lounge
- Fabulous Kitchen/Dining Room
- Utility Room
- Three Bedrooms
- Luxury Bathroom
- Suitable For A Variety Of Buyers
- No-Chain Involved





1 2 3 On Road Parking

JH Homes

Well-presented and thoughtfully updated, traditional semi-detached home, ideally situated in this popular and sought-after market town of Ulverston. Offered for sale with vacant possession and no upper chain, this attractive property provides well-proportioned accommodation that is likely to appeal to a range of buyers, including families and first-time purchasers. Comprising of entrance vestibule, lounge, spacious kitchen/dining room and utility room to ground floor, with three bedrooms and a luxury bathroom to the first floor. Externally, the property benefits from a front forecourt, while to the rear is a particularly appealing split-level enclosed garden. Designed with ease of maintenance in mind, the garden enjoys sunny aspects and a good degree of privacy, providing an excellent outdoor space to complement the home. The property has been well updated and maintained by the current owner and offers a superb opportunity to acquire a comfortable home in a highly regarded location. Early inspection is strongly recommended.

Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE
Stairs to first floor, uPVC double glazed window to side and door to:

LOUNGE
14' 1" x 14' 3" (4.29m x 4.34m) widest points
Striking timber fireplace surround with tiled inset and stove-style fire, built-in timber display and storage furniture. UPVC front-facing window and open double doorway to:

KITCHEN/DINING ROOM
8' 5" x 17' 6" (2.57m x 5.33m)
Good sized, full width room with wood-effect flooring.
Kitchen Area
Fitted with a good range of contemporary base, wall and drawer units with contrasting work surface over incorporating stainless steel sink and drainer with mixer tap and stylish black tiled surrounds. Integrated electric oven, four-ring gas hob with stainless steel extractor hood over and dishwasher. Space for a freestanding fridge/freezer, uPVC double glazed window to rear offering a pleasant outlook towards the garden and breakfast bar area.
Dining Area
Space for table, uPVC double glazed window to rear and PVC door with glazed inserts. Door to:

REAR VESTIBULE
Two external doors and internal door to:

UTILITY ROOM
8' 5" x 6' 11" (2.57m x 2.11m)
Fitted with a range of matching wall and base units with contrasting work surface over, space and plumbing for washing machine and tumble dryer under, uPVC double glazed window to rear and wood-effect flooring.

FIRST FLOOR LANDING
UPVC double glazed window to side, storage cupboard and access to all upper rooms.

BEDROOM
13' 0" x 10' 10" (3.96m x 3.3m)
Generous and well-presented double room with radiator and uPVC double glazed to rear enjoying an outlook towards the rear pleasant garden.

BEDROOM
9' 6" x 10' 10" (2.9m x 3.3m)
UPVC double glazed window to front with an attractive outlook and radiator.

BEDROOM
6' 8" x 9' 10" (2.03m x 3m)
UPVC double glazed window to front with an open outlook beyond and radiator.

BATHROOM
Fitted with a modern white three-piece suite comprising of panelled bath with glazed shower screen and thermostatic shower over, pedestal wash hand basin and low-level WC. Wood-effect flooring, frosted uPVC double glazed window to rear, extractor and ceiling light point.

EXTERIOR

To the front is a generous paved forecourt, providing an excellent low-maintenance approach to the property and ample space for outdoor seating, planting and potted displays. Established borders and mature shrubs add colour and soften the frontage, while the enclosed layout provides a good degree of privacy. To the rear is a particularly appealing enclosed garden, featuring a substantial level lawn surrounded by established mature planting, hedging and well-stocked borders. The garden has a pleasant private feel and offers plenty of space for children, gardening enthusiasts or simply enjoying the outdoors. A separate paved seating area provides an ideal space for outdoor entertaining and relaxation, with attractive trellis-style fencing creating a sheltered and secluded atmosphere. Overall, the gardens provide a lovely combination of low-maintenance paved areas, established planting and generous lawned space, making them a real asset to the property.

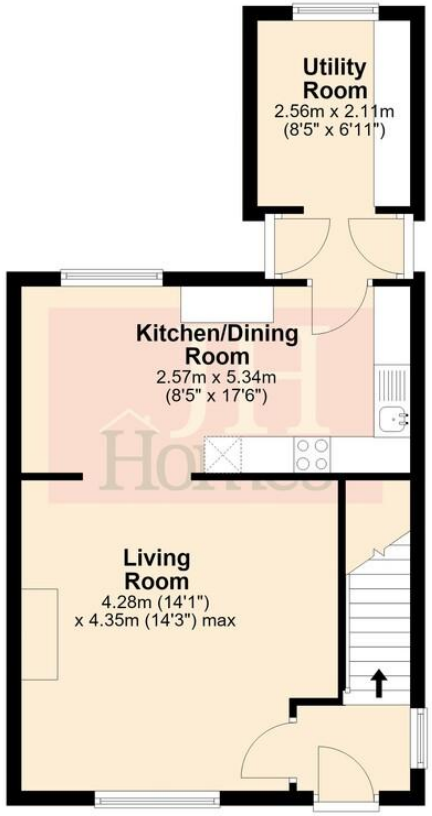




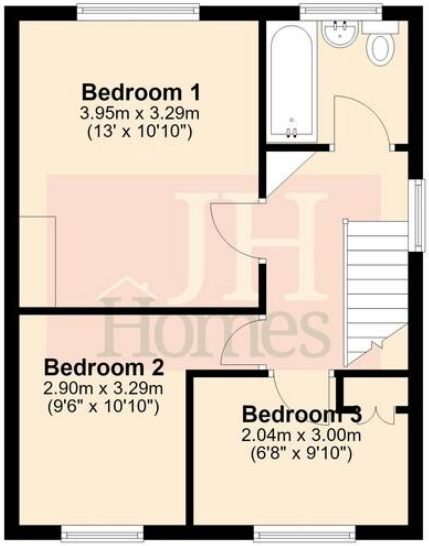




Ground Floor
Approx. 44.1 sq. metres (474.6 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.3 sq. feet)



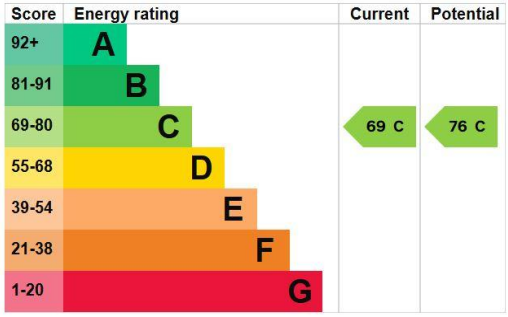
Total area: approx. 81.2 sq. metres (873.9 sq. feet)

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www.jhhomes.net/properties

GENERAL INFORMATION
TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains services including gas, electric, water and drainage

DIRECTIONS:
From the office of JH homes proceed up the cobbled Market Street, continue to the Market Cross turning left on to Queen Street. At the traffic lights continue straight across onto Princes Street, pass Ulverston Victoria High School and proceed through the dip as you climb out of The Dip turn left into Rake Lane. Continue towards the bottom of Rake Lane turning right in to Lime Tree Road, take the second turning on the left in to Beech Drive and the property is situated on your left hand side. The property can be found by using the following ''What Three Words'' https://w3w.co/packets.flexibly.nurse



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.