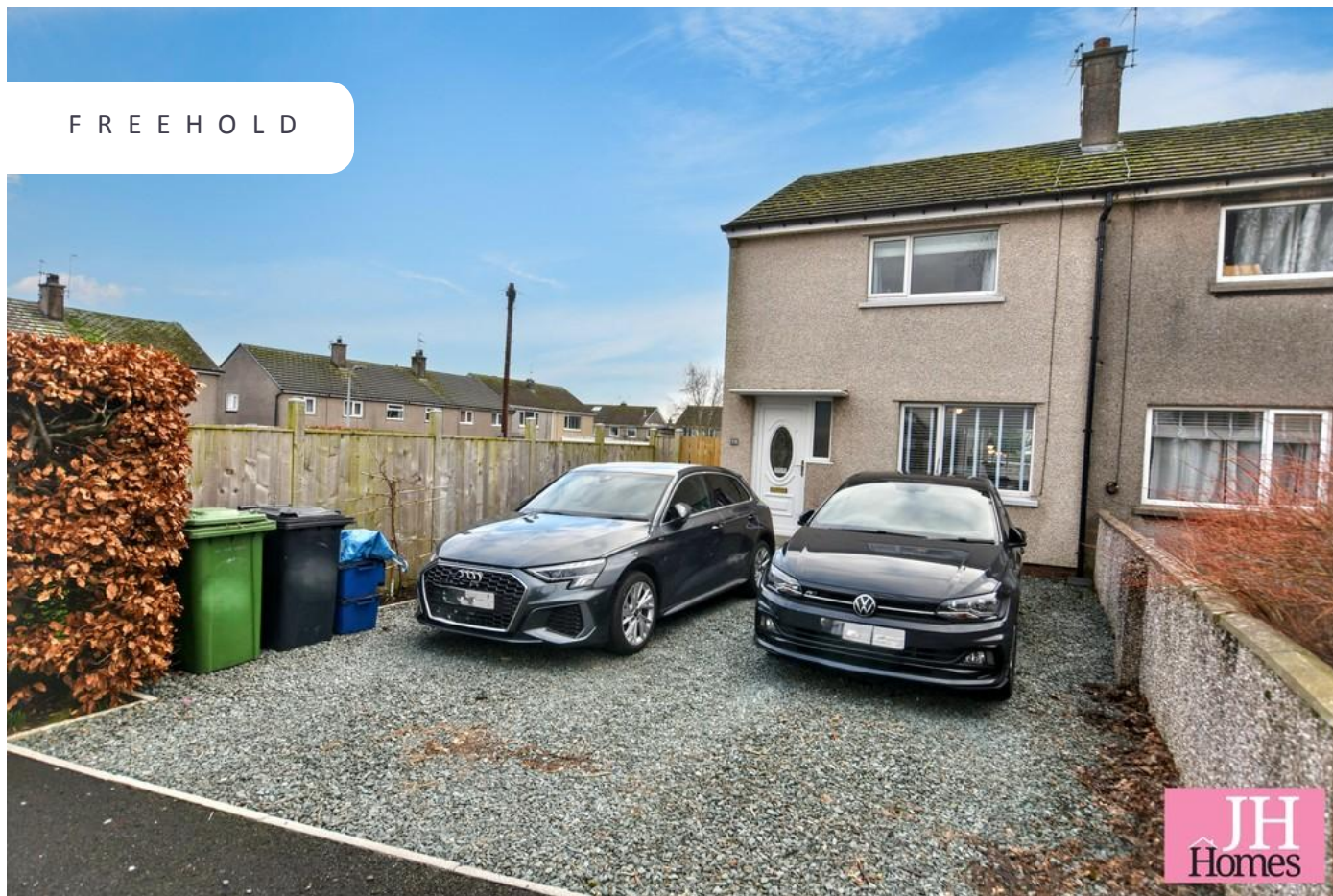


FREEHOLD



# 79 OAKWOOD DRIVE, ULVERSTON, LA12 9JW

## £250,000

### FEATURES

- |  |  |
|--|--|
| Most Impressive Semi Detached Home     | Lounge/Diner & Lovely Fitted Kitchen             |
| Popular Residential Location           | Two Double Bedrooms                              |
| Excellent Off Road Parking             | Gas Central Heating System & uPVC Double Glazing |
| Corner Plot Garden                     |  |
| High Standard of Finish & Presentation | Stunning Home With Early Viewing Recommended     |
| Modern Stylish Shower Room             |  |



An outstanding semi-detached home occupying a prime position within one of Ulverston's popular residential areas. Enjoying a generous corner plot, the property offers excellent outdoor space, extensive off-road parking with two driveways, a garage, and fantastic scope for future extension, subject to the necessary planning consents. Beautifully presented throughout, the property provides a stylish and ready-to-move-into home, perfectly suited to first-time buyers, professional couples, or those looking to downsize without compromise. The interior has been finished to a high standard and features a welcoming entrance hall, bright and spacious lounge/diner, modern fitted kitchen, and a practical utility area. To the first floor, the property offers two double bedrooms, complemented by a contemporary and well-appointed shower room. Further benefits include gas central heating system and uPVC double glazing. This superb home is available for early occupation and offers an excellent opportunity to purchase a property combining presentation and location. Early viewing is strongly recommended to fully appreciate this impressive home. Viewings are strictly by appointment through JH Homes.

This excellent home is accessed via the drive and through a PVC double glazed front door with central oval feature pane. Opening into:

#### **ENTRANCE HALL**

Modern column radiator, light neutral decor and a cupboard housing the electric meter and circuit breaker control point. Stairs to first floor and modern wooden half glazed door opening into:

#### **LOUNGE/DINER**

*21' 9" x 12' 1" (6.63m x 3.68m)*

A very well-presented room of spacious proportions, central chimney breast feature with recess and points for a TV, concealed power socket and a flush wall mounted modern electric living flame fire below. Two uPVC double glazed windows with blinds to the front and rear, modern panel radiator, two central ceiling light points and light attractive décor. The dining area offers space for a family sized table with a modern wooden door opening to:

#### **KITCHEN**

*8' 6" x 8' 4" (2.59m x 2.54m)*

Comprehensively fitted with an attractive range of base, wall and drawer units with wood block effect

worktop over incorporating inset stainless steel sink unit with drainer, mixer tap and splash back tiling. UPVC double window offers an outlook onto the side garden with distant views beyond. Appliances include a Lamona induction hob with glass splash back and cooker hood above and a low-level electric fan oven below. Complete with modern panelling to the ceiling, a radiator, feature shelving and an open doorway to an excellent understairs pantry which has a fitted shelving and provides a useful storage space. Modern half glazed door leads from the kitchen to the inner lobby which has a half-glazed PVC double glazed door and side window opening to side garden. Additionally, there is a built-in shoe rack with surface above and a door to:

#### **UTILITY ROOM**

*12' 10" x 6' 2" (3.91m x 1.88m)*

Continuation of the units from the kitchen and matching work surface with stainless-steel sink unit and mixer tap. Recess and plumbing for a washing machine, space for a dryer and space for a freestanding fridge/freezer. Complete with uPVC double glazed window and modern panelling to the ceiling, overall making an excellent addition to the kitchen space.

#### **FIRST FLOOR LANDING**

From the entrance hall, the staircase leads to the first floor, with the landing having a uPVC double window looking down to the side garden and beyond the rooftops. Access to the loft and modern wooden doors to the bedrooms and shower room.

#### **BEDROOM**

*8' 9" x 12' 1" (2.67m x 3.68m)*

Lovely double room with light attractive decor, uPVC double glazed window to front and a radiator. Built-in cupboards over the stairs offer excellent wardrobe space, complete with hanging rail and shelving. The window offers an outlook including Hoar Hill and Monuments in the distance, beyond the neighbouring properties.

#### **BEDROOM**

*12' 9" x 8' 7" (3.89m x 2.62m)*

Situated to the rear of the property with a radiator and a uPVC double glazed window offering a pleasant aspect down to the rear garden. To the corner of the room, double doors open to the boiler cupboard housing the Worcester gas combi boiler for the central heating and hot water systems, with a "Nest" control point.



### SHOWER ROOM

Excellent modern shower room fitted with a lovely three-piece suite comprising of a walk-in glazed shower cubicle with fixed rain head shower and flexi-track spray, wash hand basin on a vanity unit with mixer tap and storage cupboards under in a light green finish and a matching cabinet to the WC cistern with a pushbutton flush. Over the sink there is a modern electric mirror and extractor fan and uPVC double glazed window with blind. Complete with attractive tiling to the shower cubicle, half the walls and floor, plus a chrome ladder style towel radiator, making a lovely well-appointed shower room.

### EXTERIOR

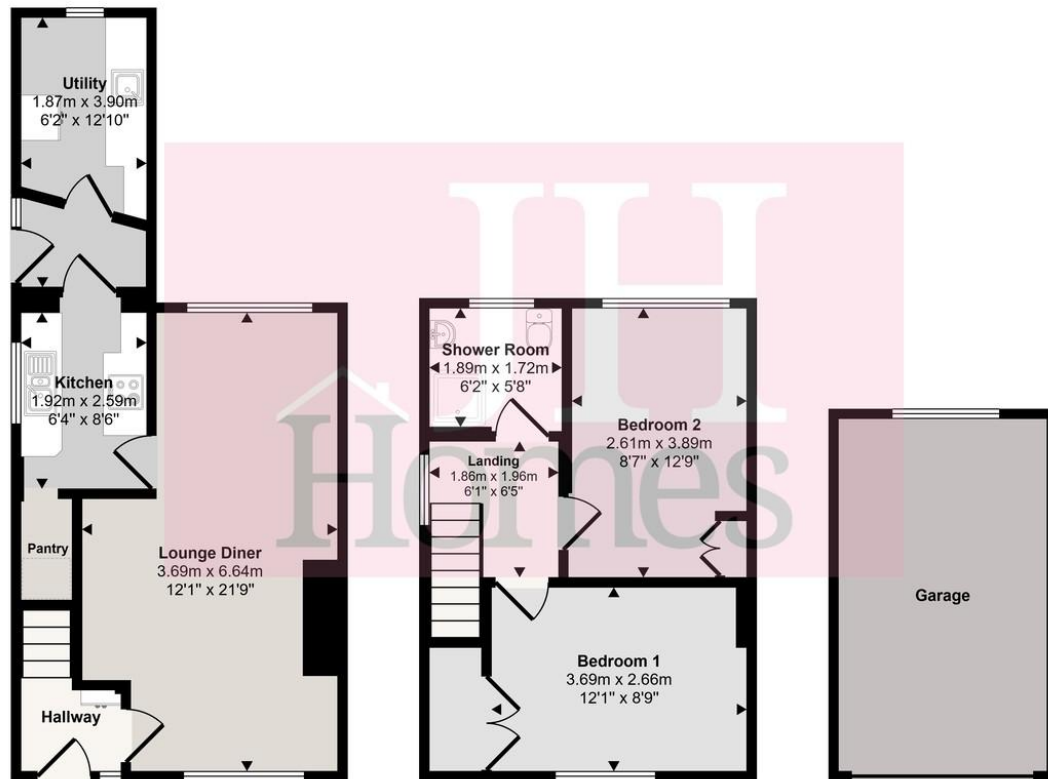
To the front of the property there is the excellent advantage of lowered curb access to a twin width driveway, with a slate shingle surface offering parking, with a border area to the side, access to the front of the house and a gate at the side leading to rear garden. There is a substantial side garden perfect for the family buyer or gardening enthusiast, currently grassed with a mature beach hedge around the perimeter and double gates to a secondary driveway with parking and access to garage. To the side of the garage is a border area and a flagged patio with door to the side lobby and kitchen, plus a raised flower/vegetable bed making an attractive feature. To the rear there is a most attractive garden area which is hard landscaped using modern flags and offering seating space with steps to a lower alfresco eating area. Benefits from a good amount of sunlight throughout the day and is a further excellent complement to this excellent home.

### GARAGE

A single concrete sectional garage with up and over door.



Approx Gross Internal Area  
85 sq m / 913 sq ft



Denotes head height below 1.5m

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.

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### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

### DIRECTIONS:

From the Coronation Hall, proceed across at the traffic lights onto Victoria Road and under the railway bridge where the road becomes Park Road. At the junction turn right onto Priory Road and continue past the Co-Op, turn right onto Oakwood Drive. As you proceed up Oakwood Drive and after passing Birchwood Drive on your Left, the property is then on your left at the corner of Hazeltree. It can also be found by using the following "What Three Words"

<https://w3w.co/breed.collapsed.strapping>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 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.

