

FREEHOLD



# 40 OAKWOOD DRIVE, ULVERSTON, LA12 9JG

## £210,000

### FEATURES

Well Presented Extended End  
Of Terrace

Ideal First Time/Family Buyer  
Highly Popular Location

Gas CH System & uPVC DG

Vestibule, Lounge & Dining  
Room

Kitchen, Sitting Room &  
Cloak/WC

Two Double Bedrooms &  
Bathroom

Gardens To Front & Rear

Close To Schools & Shops

Early Inspection Advised



1



1



2



On Road  
Parking



An attractive and extended semi-detached home, ideally positioned in the heart of the ever-popular Croftlands Estate. Enjoying a highly convenient setting within comfortable walking distance of local shops, well-regarded schools, regular bus routes and the Leisure Centre, this property is perfectly suited to first-time buyers and growing families alike. Realistically priced and strongly recommended for early viewing, the home benefits from gas central heating system, double glazing, contemporary décor and lighting throughout, fitted kitchen and an enclosed rear garden ideal for relaxing or entertaining. The well-proportioned accommodation briefly comprises of an entrance vestibule, welcoming lounge, sitting room, kitchen, along with a dining room extension featuring a useful cloaks/WC. To the first floor are two generous double bedrooms and a family bathroom, completing this appealing and versatile home. Early inspection is advised through the office of JH Homes.

Accessed through PVC door into:

**ENTRANCE VESTIBULE**

Entrance door and stairs to first floor. Door to:

**LOUNGE**

*13' 1" x 11' 5" (3.99m x 3.48m)*

UPVC double glazed window to front, feature fireplace and radiator. Open double doorway to:

**SITTING ROOM**

*8' 5" x 8' 8" (2.57m x 2.64m)*

With radiator and potential to be a dining room. Open to the current dining room and door to:

**KITCHEN**

*8' 5" x 6' 3" (2.57m x 1.91m)*

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to side, electric cooker, gas hob and understairs area. Wall mounted combination boiler for heating and hot water system and open doorway to:

**DINING ROOM**

*8' 8" x 15' 1" (2.64m x 4.6m)*

UPVC double glazed window to rear, matching worktop from kitchen, plumbing for dishwasher and plumbing for washing machine. Space for a dryer and dining table, radiator and uPVC double glazed sliding patio door to rear garden. External door to side and door to:

**CLOAKS/WC**

Two-piece suite comprising of WC and wash hand basin, with uPVC double glazed window to side.

**FIRST FLOOR LANDING**

UPVC double glazed window to side and access to two bedrooms and bathroom.





## BEDROOM

8' 11" x 15' 3" (2.72m x 4.65m)

Radiator and two uPVC double glazed window to front.

## BEDROOM

12' 8" x 8' 0" (3.86m x 2.44m)

UPVC double glazed window to rear and radiator.

## BATHROOM

Three-piece suite comprising of WC, wash hand basin, bath with shower above and uPVC double glazed window to rear.

## EXTERIOR

Lawned garden to the front with side aspect access to rear garden. Rear garden is laid mostly to lawn with patio and enclosed for privacy considerations.

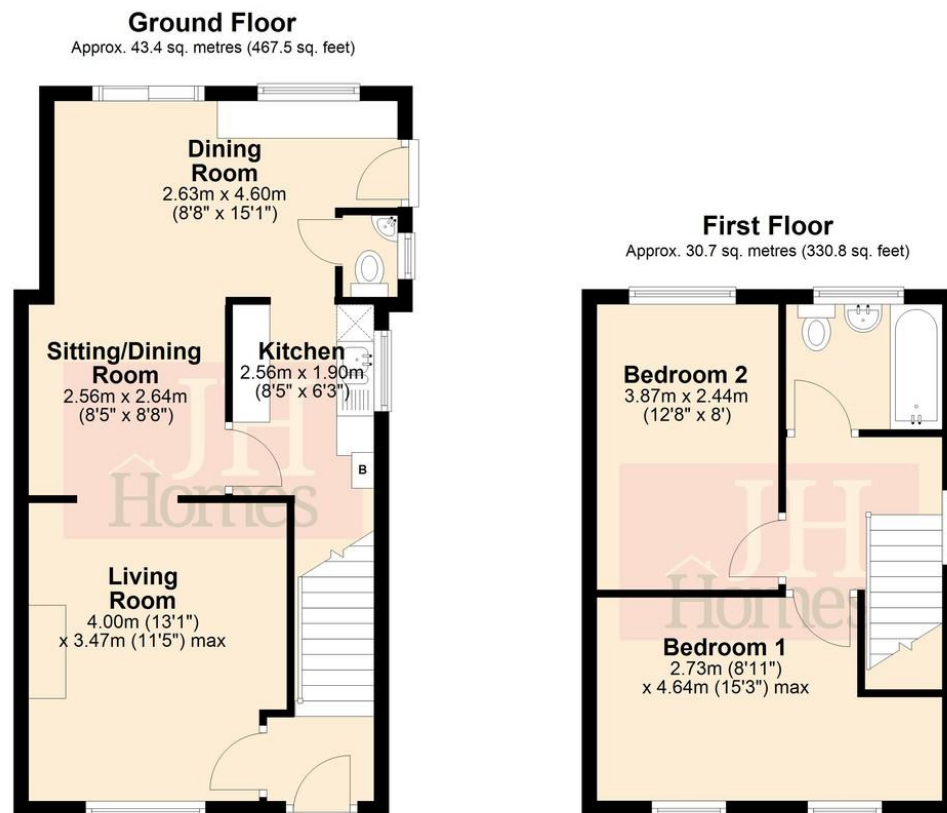


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**01229 445004**

[contact@jhhomes.net](mailto:contact@jhhomes.net)

[www.jhhomes.net/properties](http://www.jhhomes.net/properties)



Total area: approx. 74.2 sq. metres (798.3 sq. feet)

#### 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.

The property can be also found with the following "what3 words":

<https://w3w.co/prepared.reefs.regret>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	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.

