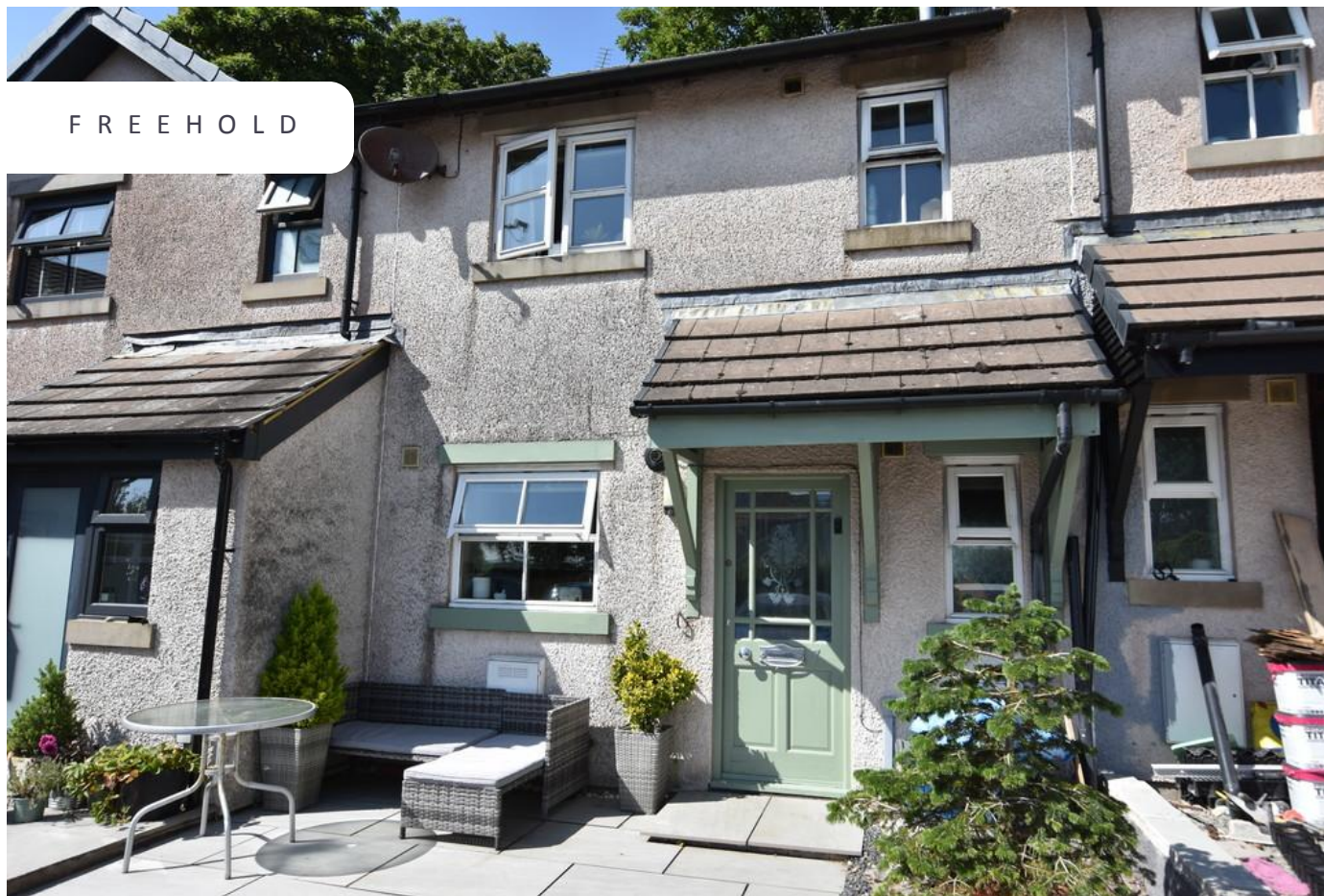


FREEHOLD



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

£152,000

FEATURES

Modern Mid Terraced House

Popular & Convenient Location

Well Presented Throughout

Fitted Kitchen & WC

Lounge With Doors To Garden

Two Bedrooms

Bathroom, Gas CH & Double Glazing

Part Of The Affordable Housing Scheme

Local Occupancy & Means Tested Application

Represents 80% of Full Value



1



1



2



On Road
Parking



Well-presented modern mid terraced home situated in this popular cul-de-sac position in the sort after location of Birkrigg Park located to the outskirts of Ulverston. This comfortable home is offered under the affordable housing scheme and is sold at a price representing 80% of the full market value. Gas central heating system, double glazing and accommodation comprising of entrance hall, WC, kitchen and lounge to the ground floor with two bedrooms and family bathroom to the first floor. Complete with on street parking, attractive flagged front forecourt patio and enclosed rear garden area which is flagged with an area of artificial grass, and garden room ideal for many uses with light and power. In all a super property in an excellent location, ideal for a range of buyers including the first time purchaser with early viewing invited and recommended and additional information on the occupancy application is available through the office of JH Homes.

Accessed across the attractive flagged front patio with open shelter porch to the wooden front door which opens into:

ENTRANCE HALL

9' 4" x 3' 2" (2.86m x .98m)

Radiator; ceiling light point, smoke alarm and high-level circuit breaker control point. Woodgrain LVT style flooring, open door to kitchen and doors to WC and built-in storage cupboard.

WC

3' 6" x 6' 0" (1.09m x 1.83m)

Two-piece suite comprising of wall hung wash hand basin with tiled splashback and WC. Extractor fan and double glazed pattern glass window.

KITCHEN

7' 6" x 9' 1" (2.29m x 2.77m)

Fitted with an attractive modern range of base, wall and drawer units with dark wood block effect work surface over incorporating sink and drainer with mixer tap, metallic bar handles and green splash back tiling. Integrated five-burner gas hob with modern cooker hood over and low-level Belling double oven and grill and integrated dishwasher. Space for fridge, space plumbing for washing machine, wall cupboard housing Worcester gas combi boiler for the heating and hot water systems. and tile effect laminate flooring. Double-glazed window to front looks to the front courtyard and parking.

LOUNGE

15' 3" x 10' 5" (4.67m x 3.20m) widest points

Stairs to first floor and set of PVC double glazed French doors and matching side window looking to the rear garden area.

FIRST FLOOR LANDING

Radiator, double-glazed window and loft access.

BEDROOM

8' 9" x 12' 3" (2.67m x 3.75m)

Double room to the front of the property with radiator and double-glazed window offering an aspect over the front courtyard and the surrounding countryside beyond.

BEDROOM

8' 9" x 7' 2" (2.68m x 2.19m)

Good sized single room situated to the rear with double glazed window and radiator.

BATHROOM

6' 1" x 8' 10" (1.87m x 2.70m)

Fitted with a three-piece suite in white comprising of panelled bath with mixer tap, shower

attachment and curtain rail, pedestal wash hand basin and WC. Tiling to splash back, radiator, double-glazed pattern glass window and door to a useful over stairs storage cupboard with shelving.

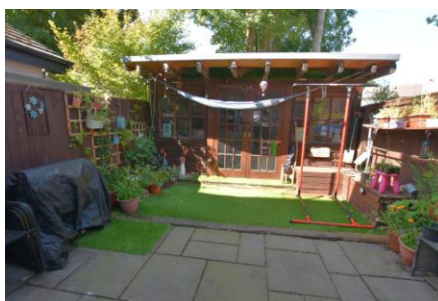
EXTERIOR

To the front of the property is shared parking with neighbouring properties, well-presented flagged patio area and to the rear an excellent enclosed rear garden space with lower flagged patio area and area of artificial grass. To the end is an excellent garden room.

GARDEN ROOM

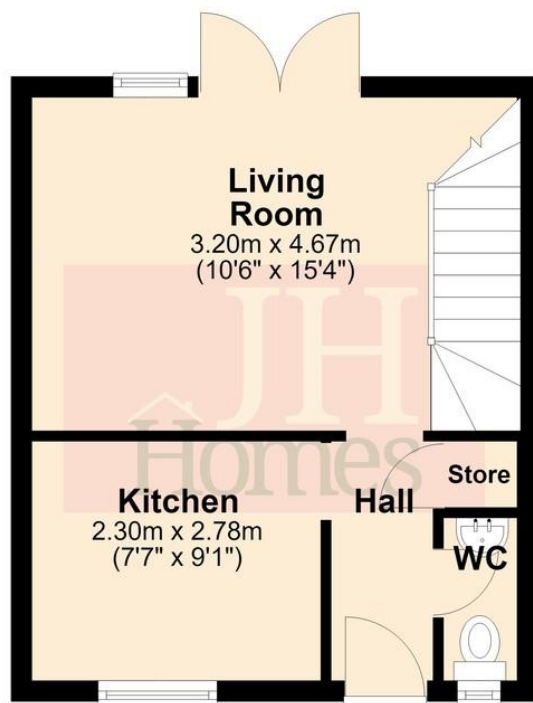
14' 6" x 7' 4" (4.42m x 2.24m)

Double doors with windows to either side, electric light and power.



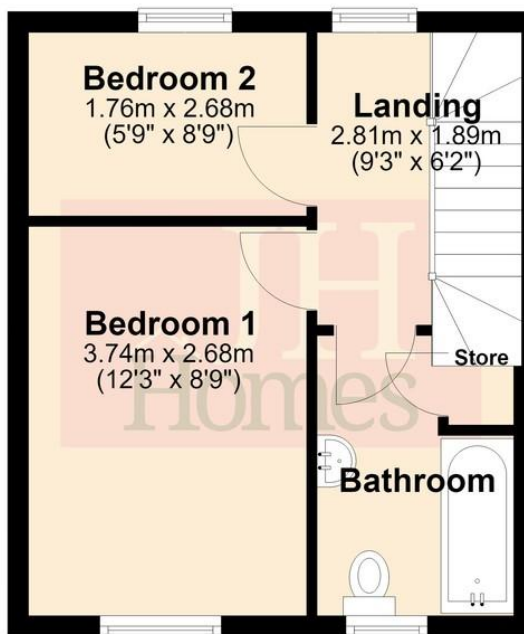
Ground Floor

Approx. 26.2 sq. metres (281.6 sq. feet)



First Floor

Approx. 26.2 sq. metres (281.6 sq. feet)



Total area: approx. 52.3 sq. metres (563.2 sq. feet)

Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: All mains services including gas, electric, water and drainage

PLEASE NOTE: The property is subject to an affordable housing scheme with South Lakeland District Council and applications to purchase need to be approved by the housing department. Further information available from our office.

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. The property can be found by using the following approximate "What Three Words" <https://w3w.co/figure.chap.indulgent>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 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

