



PROPERTY

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8 Willow Court,
Swarthmoor,
LA12 0HF
£180,000



8 Willow Court is a well sized, three bedroom semi-detached property set in a large corner plot on a popular residential cul-de-sac in the village of Swarthmoor.

The property is in need of some improvements but has lots of exciting potential!

The Accommodation Comprises: Living/ Dining Room, Kitchen, Three Bedrooms and Shower Room.



Externally, the property has a block paved driveway, detached single garage, front lawned garden and large rear gardens with access onto Park Road.

An ideal purchase for those looking to create a family home in a popular residential area, close to local schools and amenities.

- **Postcode** – LA12 0HF
- **Tenure** – Freehold
- **Local Authority** – South Lakeland District Council
- **Council Tax Band** – B
- **Services** – Mains Electricity, Gas and Water.
- **Other** – Large corner plot and a detached single garage.



The accommodation comprises;
Entrance Hallway: 1.7m x 1.5m
with external uPVC double
glazed door, radiator, stairs to
the first floor and wooden door
to the:

Living/ Dining Room: 7.5m x
3.7m a large room with two
uPVC double glazed windows to
the front and rear aspects,
under stairs storage cupboard,
two radiators, gas fire with
marble hearth and wooden
surround and wooden door to:

Kitchen: 3.4m x 2.2m a bright
room with basic wall and base
units with marble effect work
surfaces over, stainless steel
sink and drainage unit, Indesit
gas hob and oven, Vaillant
boiler, part tiled walls, grey tiled
flooring and an UPVC double
glazed window and door to the
side elevation.



First Floor

Landing: 2.4m x 1.7m with loft access, uPVC double glazed window to the side and doors to:

Bedroom One: 3.9m x 2.6m having an uPVC double glazed window to the front, radiator and built in wardrobe.

Bedroom Two: 2.8m x 2.8m with an uPVC double glazed window to the rear, radiator and built in wardrobe.

Bedroom Three: 3.0m x 2.0m with an uPVC double glazed window to the front, radiator and built in storage cupboard.

Shower Room: 1.8m x 1.8m comprising a basic neutral suite with a low level WC, pedestal sink and corner shower with shower fitment over, radiator and uPVC double glazed window.



Externally, the property is approached over a long block paved driveway, providing ample off road parking for numerous vehicles.

This leads onto the Detached Single Garage: 4.8m x 2.8m with two uPVC double glazed windows, up and over door, light and power.

There is gated side access to the large rear gardens which are of a substantial size and offer lots of potential, with the benefit of a gated rear access onto Park Road. There is also a greenhouse and storage shed in the gardens.



EPC and Floorplan to be
added

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