



**POOLE  
TOWNSEND**

# Cross-A-Moor, Swarthmoor, Ulverston, LA12 0RT

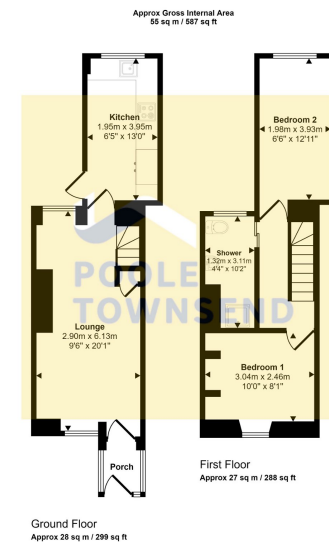
£185,000

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- Modern Cosy Cottage
- Excellent Transport Links
- Wood Burning Stove
- On Street Parking
- EPC: C
- Countryside Views
- Front & Rear Gardens
- Ideal Second Home/ First Time Buy
- Council Tax Band: A





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. Items of fittings such as bathroom suites are representations only and may not look like the real items. Made with Made Snippy 360.

This is a stylishly presented cottage that offers extended accommodation with modern fittings and décor throughout. Set back from the short cul-de-sac by an enclosed garden, this property has excellent kerb appeal and would suit purchasers seeking a permanent home, holiday retreat or potential investment/Airbnb. The open plan lounge/diner room features a wood burning stove and open stairwell to the first floor. The kitchen has modern units with integrated appliances. The two double bedrooms and shower room all have separate access from the landing. The accommodation has double glazing and a gas central heating system.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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