

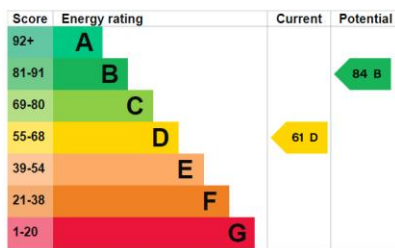
**DIRECTIONS**

From the centre of Ulverston, proceed out on the A590 in the direction of Barrow-in-Furness, passing the Blue Hub Centre with Aldi and M&S on the left hand side. Proceed through the dip and then entering Swarthmoor continuing through until reaching the roundabout. At the roundabout turn first left and follow the road taking the second turning on the left in to Trinkeld Avenue, take the first turning left and follow the road taking the second exit on the left and the property is situated on the right-hand side.

The property can also be found by using the following "What3words"  
<https://what3words.com/heaven.delay.blunders>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: D  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains services include gas, electricity, water and drainage.



**Estate Agency Act 1979**  
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.




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**GARAGE & PARKING**

**21 Fell View, Swarthmoor,  
 Ulverston, LA12 0XF**

For more information call **01229 445004**

2 New Market Street  
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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Detached family sized home situated in the most pleasing cul-de-sac location on the popular Trinkeld Estate. Offering ideal accommodation for a range of buyers including the family purchaser with the advantage of off-road parking and detached garage plus pleasant garden and gas central heating system. Whilst in a good standard of presentation the property offers great potential for modernisation and personalisation to a new owner's requirements. Comprising of entrance hall, cloakroom/WC, lounge, dining room, kitchen, utility and three bedrooms, the master with an en-suite and family bathroom to the first floor. The location offers convenient access to local primary school, bus stop and access to the A590 to both Ulverston and Barrow-in-Furness. A great opportunity in a pleasing position with early viewing invited to appreciate the property and further potential it offers.



Accessed through a wooden door opens into:

#### ENTRANCE HALL

Two ceiling light points, staircase to first floor with mahogany shaded newel post, handrail, and spindles. Radiator, telephone point and door to cloakroom/WC, lounge, dining room and utility.

#### CLOAKROOM/WC

Two-piece suite comprising of WC and wash hand basin with tiled splash back. Radiator and double glazed pattern glass window.

#### LOUNGE

17' 11" x 10' 4" (5.48m x 3.16m)  
Double glazed patio doors to rear and double glazed window to front looking to the driveway. Central feature, fireplace with grey painted fire surround, conglomerate inset and hearth. Coving to ceiling, two ceiling light points and two radiators.

#### DINING ROOM

9' 4" x 8' 6" (2.84m x 2.59m)  
Connected to the kitchen with open doorway, double glazed window to front, radiator, coving to ceiling and ceiling light point.

#### KITCHEN

9' 4" x 8' 10" (2.84m x 2.69m)  
Modern kitchen with base, wall and drawer units with light patterned work surface incorporating one and a half bowl sink and drainer with mixer tap. Integrated gas hob, electric oven, recess for fridge and small breakfast bar area with radiator and telephone point. LED floor level lights, ceiling light point and connecting door to utility room.

#### UTILITY ROOM

6' 3" x 5' 2" (1.91m x 1.57m)  
Area of work surface with space and plumbing for washing machine and space for dryer. Wall mounted Baxi boiler for the heating and hot water systems, radiator, door opening to rear garden and further door to entrance hall.

#### FIRST FLOOR LANDING

Radiator, access to loft and double-glazed window looking to rear garden. Door to built in airing cupboard housing lagged hot water storage tank and shelving.

#### BEDROOM

12' 7" x 10' 9" (3.84m x 3.29m)  
Double room with radiator, window to front offering a pleasant outlook over the rooftops of neighbouring properties and beyond. Ceiling light point and connecting door to en-suite shower room.

#### ENSUITE

6' 5" x 6' 3" (1.96m x 1.92m)  
Three-piece suite comprising of shower cubicle with folding glazed door and Mira Electric shower, pedestal wash hand basin and WC. Extractor fan, electric shaver light point, half tiling to walls, radiator and double glazed pattern glass window.



#### BEDROOM

10' 5" x 9' 5" (3.18m x 2.87m)  
Further double room with window to front offering a lovely aspect over the rooftops towards Birkrigg and the countryside beyond. Radiator and ceiling light point.

#### BEDROOM

8' 1" x 7' 3" (2.48m x 2.22m)  
Single room with double glazed window to rear offering glimpses of the countryside through the hedging beyond the adjacent A590. Radiator and ceiling light point.

#### BATHROOM

6' 9" x 6' 5" (2.07m x 1.96m)  
Fitted with a three piece suite comprising of bath with mixer tap and shower attachment, pedestal wash hand basin and WC. Half tiling to walls, tiled splashbacks, electrical light point, radiator, extractor fan and double-glazed pattern glass window.

#### EXTERIOR

Approached from a gravel driveway offering parking and access to detached garage. The front garden is mainly laid to lawn with flagged pathway and borders with shrubs and bushes. The rear garden is enclosed and laid to grass with mature hedging and screening to the road. Fully enclosed, offering potential for personal landscaping and flagged path.

#### GARAGE

19' 1" x 10' 5" (5.82m x 3.19m)  
Single garage with window and door to side and up and over door. Electric light and power, with side door opening to rear garden.

