



**DIRECTIONS**

Proceeding out of Ulverston along the A590 when passing through the traffic lights by Marks & Spencer & Aldi continue passing Three Bridges and as the road climbs up the hill take the first turning on the left onto Goad Street and Number 19 is immediately on the right.

The property can be found by using the following "What Three Words" <https://what3words.com/hikes.glides.binders>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX BAND: C  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains Gas, Electric, Water & Drainage are all connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	70   C
39-54	E		
21-38	F		
1-20	G		



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**GARAGE & PARKING**



**Estate Agency Act 1979**

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19 Ulverston Road, Swarthmoor,  
 Ulverston, LA12 0JB

For more information call **01229 314049**

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Impressive semi-detached home situated in this prominent and convenient location within the popular village of Swarthmoor a suburb to Ulverston. Having been comprehensively modernised and improved by the current owner over recent months to offer a stylish contemporary home perfect for a range of buyers including the family purchaser, light neutral décor theme throughout complimented with modern Oak style internal doors, modern uPVC double glazing and gas fired central heating system. Comprising of porch, hall, two reception rooms, kitchen, utility room with family bathroom and four bedrooms to the first floor. Completing this property is the added benefit of off-road parking to the front and garage to the rear. The location offers direct access to the A590 and bus routes to Ulverston and Barrow-in-Furness. Early internal viewing is highly recommended to appreciate this stylish comfortable home.



Accessed through a modern composite double-glazed door opening to:

**PORCH**

Low level meter cupboard and traditional leaded coloured glass windows and central modern Oak half glazed door opens to:

**HALL**

Staircase leading to first floor with door to useful understairs storage cupboard, modern Oak style internal doors provide access to both reception rooms, utility/WC and open access from the rear to the kitchen.

**LOUNGE**

13' 2" x 12' 1" (4.02m x 3.69m)

Coving to ceiling, picture rail, TV bracket to the wall with concealed wiring and uPVC double glazed window to the front with modern fitted blinds.

**DINING ROOM**

11' 10" x 9' 6" (3.63m x 2.92m)

Situated to the rear of the property with a set of uPVC double glazed French doors, picture rail, modern vertical column radiator to alcove, electric light and power.

**UTILITY/WC**

7' 1" x 4' 10" (2.17m x 1.49m)

With an area of modern work surfacing with wash basin and mixer tap fitted to one end and WC with push button flush. Space and plumbing for washing machine, space for dryer/freezer and uPVC double glazed window to side.

**KITCHEN**

17' 10" x 7' 9" (5.45m x 2.37m)

Fitted with a stylish modern range of base, wall and drawer units complemented with light patterned worksurface incorporating single sink and drainer with mixer tap and tiling to upstands. Integrated induction hob with cooker hood over and electric oven to side, recess and plumbing for washing machine/dishwasher, built-in fridge and freezer and unit housing the Main gas combi boiler. Door to useful understairs store, large uPVC double glazed window to the side and PVC double glazed door opening to rear. Complementing with inset lights to ceiling, modern grey column radiator to wall and grey wood grain effect laminate flooring.

**FIRST FLOOR LANDING**

Split landing giving access to the main landing. Access to loft with drop-down ladder, with the loft partially boarded for storage.

**BEDROOM ONE**

13' 8" x 11' 4" (4.19m x 3.46m)

Double room with picture rail, ceiling light point, radiator and uPVC double glazed feature window to the front elevation with fitted blinds offering a lovely aspect beyond the road and neighbouring properties to the farmland.

**BEDROOM TWO**

11' 10" x 11' 5" (3.62m x 3.48m)

Further double room situated to the rear with uPVC double glazed window, radiator and picture rail.



**BEDROOM THREE**

17' 8" x 7' 10" (5.39m x 2.39m)

Currently used as a dressing room but offers ample space for a double bedroom if required. Two uPVC double glazed windows both offering a pleasant aspect, radiator, electric light and power. Current wardrobe units are available by separate negotiation if required.

**BEDROOM FOUR**

8' 0" x 7' 1" (2.44m x 2.18m)

Good size single room currently utilised as home office with uPVC double glazed window to the front offering a pleasant aspect beyond neighbouring properties towards the surrounding countryside. Ample power sockets, electric light and radiator.

**BATHROOM**

8' 5" x 7' 1" (2.57m x 2.16m)

Fitted with a modern four-piece suite comprising of glazed shower cubicle with thermostatic shower, fixed rain head and flexi-track spray, WC with push button flush and concealed cistern adjacent to which is a wash hand basin with mixer tap and cupboard underneath and bath with mixer tap with tiling to splashbacks. UPVC double glazed pattern glass window to rear, inset lights to ceiling, modern ladder style towel radiator and grey modern wood grain effect laminate flooring.

**EXTERIOR**

Externally, to the front of the property is a pleasant garden area with lawn borders, shrubs, bushes and off-road parking bay which is tarmacked with a brick edge.

To the rear is a lovely, enclosed yard/garden area with artificial grass split bamboo screening making a pleasant seating area. Open bin storage space and access to the garage.

**GARAGE**

18' 4" x 8' 11" (5.60m x 2.73m)

Modern remote operated up and over door, fiberglass roof and electrics.

