

Total area: approx. 82.5 sq. metres (887.8 sq. feet)

**DIRECTIONS**

From our office turn left up Market Street, at the top turn right onto Queen Street and at the traffic lights turn Right. Proceed through the next lights and on entering Swarthmoor turn right onto Park Road, proceed to the junction, turn right and the property is on the right.

The property can be found by using the following "What Three Words" <https://what3words.com/witty.solder.overgrown>

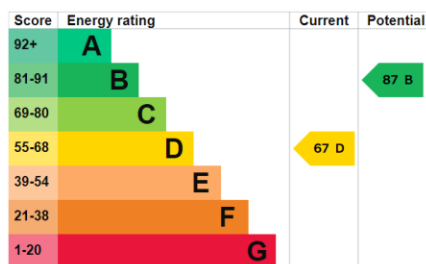
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected.



**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.



**£210,000**



1



2



1



**GARAGE & PARKING**

**53 Fox Street, Swarthmoor,  
Ulverston, LA12 0HT**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Spacious two bedroom detached bungalow situated in this pleasing location within the popular village of Swarthmoor. The property does require a little updating/modernisation but we feel that this has been reflected in the more than realistic asking price and offers good sized accommodation with parking, front garden, as well as an enclosed and private rear courtyard with garage. Complimented with uPVC double glazing, gas fired central heating system, kitchen and comprising of spacious lounge, kitchen with access to rear courtyard, two double bedrooms and bathroom. Offered for sale with early vacant possession and no upper chain and early appointments are available through the offices of JH Homes.



Entered through a door with opaque glazed inserts into:

**ENTRANCE HALL**

Storage cupboard, ceiling light point, loft access and radiator. Doors to all rooms.

**LOUNGE**

17' 3" x 11' 5" (5.28m x 3.50m) Two uPVC double glazed window to front and side, gas fire with wooden surround, ceiling light point and radiator.

**KITCHEN**

12' 6" x 8' 11" (3.82m x 2.73m) Fitted with a good range of base, wall and drawer units with complementary worktops incorporating stainless steel sink and drainer and brass effect handles. Space and point for gas cooker, space and plumbing for washing machine and space for fridge. Wall mounted combination boiler, tiled splashbacks, ceiling light point, door and uPVC double glazed window to rear.

**BEDROOM**

10' 3" x 9' 6" (3.13m x 2.92m) UPVC double glazed window to front, wardrobes, ceiling light point and radiator.



**BEDROOM**

10' 7" x 9' 0" (3.24m x 2.75m) Further double room with uPVC double glazed window to rear, double wardrobe, ceiling light point and radiator.

**BATHROOM**

Three piece suite comprising of WC, wash hand basin and panelled bath with shower over. Tiling to wall, ceiling light point and opaque double glazed window.

**EXTERIOR**

Double cast iron gates lead to driveway. Step and path to front entrance door, lawned garden and yard to the rear with access to Back Fox Street and garage.

**GARAGE**

17' 2" x 10' 6" (5.25m x 3.22m) Up and over door, light and power.

