

DIRECTIONS

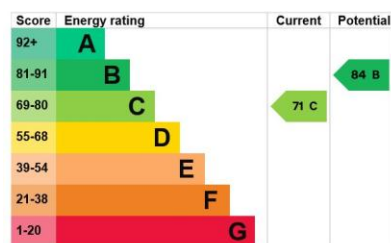
On leaving the office proceed to the traffic lights on Queen Street where this meets County Road. Turn right at the traffic lights on to the A590 and follow the road out of Ulverston into Swarthmoor passing the Retail Area and Blue Light Hub on the Left. Take the fourth road on the left immediately after the Miners pub on to Fox Street. Take the first right into Moorgarth where the property is situated towards the bottom on the left.

The property can be found by using the following What3Words <https://what3words ///helps.guidebook.furnish>

GENERAL INFORMATION

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

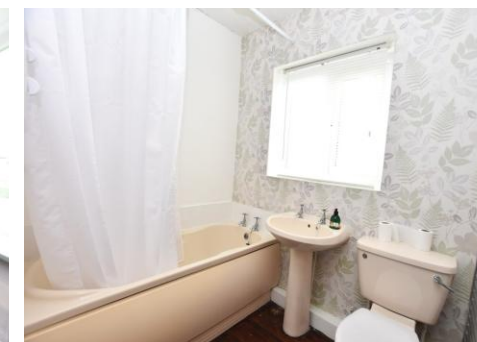
PLEASE NOTE:
 The property is subject to a Cumbria wide local occupancy clause, please contact the office for further details.



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.



£200,000



1



3



1

**18 Moorgarth, Swarthmoor,
 Ulverston, LA12 0HX**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Local occupancy mid terraced home situated in this popular and sought after location in the village of Swarthmoor to the outskirts of Ulverston. The property will be offered with early and vacant possession, having no upper chain and offers an excellent opportunity perfect for a range of buyers including the family or first time purchaser. Benefitting from a gas fired central heating system, uPVC double glazing and has a good standard of internal presentation, but also offers potential for general modernisation/personalisation dependent on the buyer's requirements. The location is popular at the head of a cul-de-sac and ideal for a range of buyers with gardens to both the front and rear, and comprises of hall, lounge, kitchen/diner, three store rooms, three bedrooms and family bathroom to the first floor. In all a great opportunity in a popular location with early viewing invited.



Accessed through a feature PVC front door with glazed inserts into:

ENTRANCE HALL

UPVC double glazed window, radiator behind the decorative cover and staircase leading to first floor. Open underneath storage area with coat hooks and doors to lounge and kitchen/diner.

LOUNGE

11' 4" x 14' 3" (3.45m x 4.34m)
Central feature, fireplace with wooden mantel shelf. Picture rail, radiator and uPVC double glazed window to front with blind, overlooking the front garden and the green beyond. Double doors to kitchen/diner.

KITCHEN/DINER

9' 9" x 19' 3" (2.97m x 5.87m)
Fitted with an older range of base, wall and drawer units with work surface over incorporating on and a half bowl stainless steel sink with drainer. Recess and point for electric cooker with cooker hood over, tiled splash backs, recess and plumbing for washing machine and space for dryer. Freestanding fridge freezer, breakfast bar area, three doors to general storage/pantry cupboards one housing the fuse box. Pine tongue groove panelling to ceiling, radiator, two uPVC double glazed windows looking towards the rear garden and PVC door with double glazed inserts rear porch area.

PORCH

Access to coal house, former WC (currently not in use) and open access to rear garden.

FIRST FLOOR LANDING

Access to loft and doors to bedrooms and bathroom.

BEDROOM

9' 9" x 13' 10" (2.97m x 4.22m)
Spacious double room with uPVC double glazed window to rear offering not only an outlook down the rear garden but beyond the rooftops of the neighbouring properties to the countryside with distance glimpses of the bay. Boiler cupboard housing the gas boiler for the heating and hot water systems, ceiling light point and radiator.

BEDROOM

11' 3" x 9' 8" (3.43m x 2.95m)
Further double room, situated to the front with uPVC double glazed window giving an aspect over the green to the front. Radiator, electric light and power.



BEDROOM

7' 10" x 12' 4" (2.39m x 3.76m)
Further double bedroom with bulkhead storage platform, radiator, electric light and power. UPVC double glazed window giving an outlook over the green to the front.

BATHROOM

5' 7" x 8' 9" (1.7m x 2.67m)
Fitted with a coloured three piece suite comprising of bath with electric shower over and rail, WC and pedestal wash hand basin. Chrome ladder style towel radiator, uPVC double glazed pattern glass window with blind and ceiling light point.

EXTERIOR

To the front is a pedestrian gate, path leading to the front door and passageway to the side leading to the rear garden. The front garden is laid to lawn with borders.

To the rear is a pleasant enclosed rear garden area with lawn and flagged patios. Gate to the rear service lane and hedge to the bottom of the garden. Offering a pleasant garden space with sunny aspects and useful garden store.

