

#### 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 first left into Park Road, and continue along, taking the second turning into Park Avenue where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/latches.juniors.cowering>

#### GENERAL INFORMATION

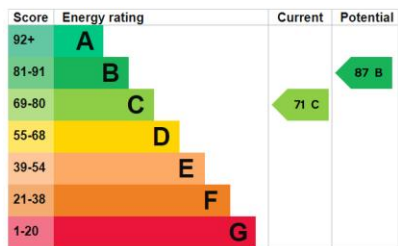
TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

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

PLEASE NOTE: This property is subject to a Local Occupancy Clause – Please contact the office for further information.



#### 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.

JH  
Homes

JH  
Homes

£130,000



1



2



1



GARAGE &  
PARKING

46 Park Avenue, Swarthmoor,  
Ulverston, LA12 0HN

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)



Excellent opportunity particularly for the first time buyer to acquire a Local Occupancy mid terrace property situated in a highly popular street in Swarthmoor, just a 5 minute drive into Ulverston Town Centre. The property does require a little updating/completing but this has been reflected in the more than realistic asking price. Sold as Seen to include all appliances as viewed with a gas central heating system, uPVC double glazing, off road parking and attached garage. Comprising of entrance hallway, lounge, kitchen area and utility with two bedrooms and a bathroom to the first floor. Gardens to the front and rear and early internal inspection is strongly advised for this realistically price property.



Accessed through a PVC with glazed insert into:

**ENTRANCE HALL**

Stairs to first floor with understairs cupboard, wall mounted combination boiler for the hot water and heating system, open doorway to lounge and kitchen area. Door to inner hall and ceiling light point.

**LOUNGE**

13' 8" x 11' 6" (4.17m x 3.51m)  
UPVC double glazed window to front, ceiling light point and radiator.

**KITCHEN**

11' 1" x 10' 11" (3.38m x 3.33m)  
Range of base, wall and drawer units with some appliances. Tiled floor and uPVC double glazed window to rear.

**INNER HALL**

External door to rear and door to:

**UTILITY**

8' 9" x 5' 6" (2.67m x 1.68m)  
Window, ceiling light point and power.

**FIRST FLOOR LANDING**

Access to bedrooms and bathroom.

**BEDROOM**

17' 5" x 10' 3" (5.31m x 3.12m)  
Double room with two uPVC double glazed windows to front, ceiling light point and two radiators.



**BEDROOM**

12' 7" x 8' 8" (3.84m x 2.64m)  
UPVC double glazed window to rear, ceiling light point and radiator.

**BATHROOM**

Three piece suite comprising of WC, wash hand basin and bath. Two uPVC double glazed windows to rear.

**EXTERIOR**

Established gardens front and rear.

**GARAGE**

16' 3" x 11' 8" (4.95m x 3.56m)  
Up and over door, light and power.

