



**DIRECTIONS**

Leaving Ulverston and heading towards Barrow-in-Furness. Proceeding past the Blue Hub Centre and continue through the dip into Swarthmoor. At the roundabout turn left into Main Road and after a short while turn left into Park Field and first right into Birkrigg Close with the property being found on the right hand corner.

The property can be found by using the following "What Three Words" <https://w3w.co/functions.driftwood.cricket>

**GENERAL INFORMATION**

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



JH Homes

£350,000



- 2 (Sofa icon)
- 4 (Bed icon)
- 2 (Bath icon)
- GARAGE & PARKING (Car icon)

2 Birkrigg Close, Swarthmoor, Ulverston, Cumbria, LA12 0SA

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)

Family sized detached dormer bungalow situated in the sought after village of Swarthmoor which offers convenient access to local primary schools, bus stops and access to the A590 to both Ulverston and Barrow-in-Furness. Occupying an attractive corner plot location in quiet cul-de-sac, this property would be of particular interest to the family buyer with views over open fields to the front, ample driveway, garage and utility room making this property an appealing purchase. Laid out over two floors offering hallway, lounge, garden room/additional bedroom, ground floor double bedroom, kitchen, dining area and bathroom. To the first floor are two further double bedrooms with study room off of one of the bedrooms and an additional shower room. Complete with gas central heating system, double glazing this property is a must see.



Accessed through a PVC with glazed decorative inserts and matching side windows leading into:

#### HALL

Karndean flooring, stairs to first floor with understairs cupboard and access to majority of all ground floor rooms.

#### LOUNGE

11'3" x 13'5" (3.43m x 4.11m)  
UPVC double glazed window to front, gas fire, wooden style laminate flooring and radiator.

#### BEDROOM

11'4" x 12'2" (3.45m x 3.71m)  
Double room with uPVC double glazed window to front, ceiling light point, radiator and bank of fitted wardrobes.

#### GARDEN ROOM/BEDROOM

11'3" x 9'8" (3.45m x 2.96m)  
PVC double glazed French style double doors with matching side panels to rear garden, Karndean flooring, two storage cupboards and radiator.

#### KITCHEN

11'3" x 12'5" (3.44m x 3.79m)  
Fitted with an excellent range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl sink and drainer with mixer tap, splashbacks and chrome handles. Integrated electric oven and hob with cooker hood over, microwave and dishwasher. Space for fridge, space for freezer and radiator. Karndean flooring and open to:

#### DINING AREA

8'4" x 7'10" (2.56m x 2.41m)  
PVC French style double glazed double doors to rear garden, Karndean flooring and radiator.

#### BATHROOM

Modern three piece suite comprising of WC, wash hand vanity basin and bath with rain shower over. Full tiling, heated towel rail and uPVC double glazed window to rear.

#### FIRST FLOOR LANDING

Access to two bedrooms and shower room.

#### BEDROOM

11'5" x 15'0" (3.50m x 4.59m)  
Two uPVC double glazed windows to front and side with views. Fitted furniture to include wardrobes, bedside table and a chest of drawers. Ceiling light point, radiator and eaves storage.



#### BEDROOM

16'0" x 9'4" (4.90m x 2.86m)  
Further double room with two uPVC double glazed windows to front, radiator and fitted furniture to include wardrobes to both side one set with shelving and a chest of drawers. Ceiling light point and door to:

#### STUDY

6'5" x 5'9" (1.96m x 1.77m)  
Roof window to rear, eaves storage and wall mounted combination boiler for the hot water and heating system.

#### SHOWER ROOM

Modern three piece suite comprising WC, wash hand vanity basin and shower cubicle. Cladding to walls, heated towel rail, Karndean flooring and roof window to rear.

#### EXTERIOR

Ample block paved driveway offering space for several vehicles leading to the front entrance door, garage and two side aspect accesses to the rear garden which is enclosed and offers a low maintenance space.

#### GARAGE

8'7" x 8'9" (2.62m x 2.69m)  
Up and over door, pedestrian door, light and power. Door to:

#### UTILITY ROOM

8'5" x 7'0" (2.57m x 2.15m)  
Fitted with a range of base units with worktop incorporating one and a half bowl sink. Space for dryer and space and plumbing for washing machine under. Window and spot lights to ceiling.

