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On Road  
Parking

**JH**  
Homes



#### 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 take the 3rd right after the Miners Arms Public House onto Fox Street where the property is found on the right after Moorgarth.

The property can be found by using the following "What Three Words"  
<https://w3w.co/skinny.masterpiece.baseballs>

44 Fox Street,  
Swarthmoor, Ulverston,  
LA12 0HT

**£142,500**

Traditional garden fronted mid terraced house situated in this pleasing location to the outskirts of Ulverston. Offering comfortable, well-proportioned three bedroom accommodation perfect for a range of buyers with gas central heating system and double glazing. Pleasant long garden area to front and enclosed yard to the rear. Offering great potential for general modernisation and personalisation and comprises of entrance hall, lounge open to dining room, kitchen, three bedrooms, bathroom and loft with drop down ladder and skylight. The location offers convenient access to both Ulverston and Barrow in Furness and is convenient for bus routes. In all a great opportunity, competitively priced with early viewing invited.

Accessed through a feature PVC front door with central oval pattern glass pane opening into:

#### HALL

Coving to ceiling, staircase to the first floor, electric meter and circuit breaker control point, and radiator. Half glazed door opens to:

#### LOUNGE

10' 8" x 9' 8" (3.25m x 2.95m)

UPVC double glazed window to the front overlooking the front garden area, radiator and decorative fireplace with side displays. Open to:

#### DINING ROOM

12' 9" x 9' 8" (3.89m x 2.95m)

UPVC double glazed windows to rear, radiator and half glazed door to inner hall.

#### INNER HALL

Under stair store and access to kitchen.

#### KITCHEN

12' 0" x 7' 7" (3.66m x 2.31m)

Fitted with a range of base, wall and drawer units with patterned work surface over incorporating sink and drainer with mixer tap and radiator. Recess and point for electric cooker, recess and plumbing for washing machine and for fridge and freezer. UPVC double glazed window and door opens to rear yard area.

#### FIRST FLOOR LANDING

Radiator, two ceiling light points and access to bedrooms and bathroom. Folding ladder to loft.

#### BEDROOM

10' 8" x 13' 1" (3.25m x 3.99m)

Double room with uPVC double glazed tilt and turn window to front, fitted wardrobes with louvred doors to one wall with central dresser area and further alcove storage cupboard. Radiator, electric light and power.

#### BEDROOM

12' 4" x 7' 6" (3.76m x 2.29m)

Further double room with uPVC double glazed tilt and turn window, radiator, electric lighting, power.

#### BEDROOM

6' 7" x 7' 10" (2.01m x 2.39m)

Single room situated to the rear of the property with uPVC double glazed tilt and turn window, radiator and wall light point.

#### BATHROOM

Three piece suite in white comprising of paneled with over bath shower, glazed shower screen and mixer tap, pedestal wash hand basin with mixer tap and WC with push button flush. Modern panelling to walls, ladder style central heating radiator and uPVC double glazed pattern glass window. Door to boiler cupboard housing Worcester boiler for the heating and hot water systems with additional storage to side.

#### EXTERIOR

To the front of the property is a shared path with the neighbouring property and to the left whilst facing the property there is a pleasant garden area which offers seating, shrubs and bushes and offers pleasant sunny aspects. To the rear is an enclosed yard with gate to the rear service lane and small storage area.

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.

#### 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.



For more information  
call

**01229 445004**

2 New Market Street  
Ulverston  
Cumbria

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		