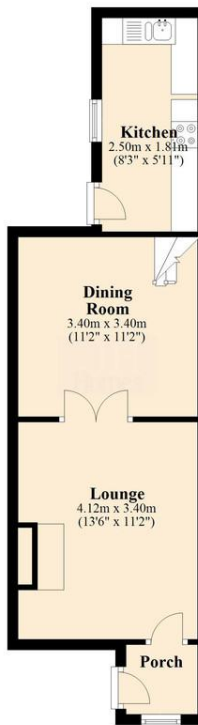


Ground Floor
Approx. 35.4 sq. metres (380.9 sq. feet)



First Floor
Approx. 30.7 sq. metres (329.9 sq. feet)



Total area: approx. 66.0 sq. metres (710.9 sq. feet)



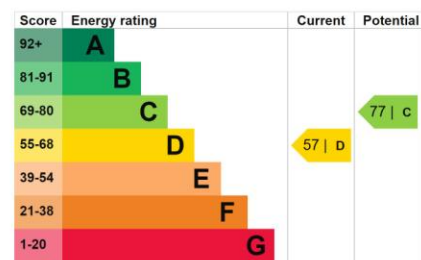
DIRECTIONS

From the offices of JH Homes turn left up Market Street at the market cross turn left onto Queen Street at the traffic lights turn right onto the A590 heading towards Barrow-in-Furness after passing the retail park on the left and proceeding through the dip turn first left into Park Road and number 32 Park Road is situated on the right hand side just after the garage.

The property can be found by using the following "What Three Words" <https://what3words.com/trickles.river.grand>

GENERAL INFORMATION

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



£170,000



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**32 Park Road, Swarthmoor,
Ulverston, LA12 0HH**

For more information call **01229 445004**

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

Attractive traditional two bedroom mid terrace with open views particularly from the first floor over the adjacent farmland towards the rooftops of Ulverston, Hoad monument and the Lakeland Hills beyond. Well presented throughout with gas central heating system, uPVC double glazing, modern kitchen and four piece stylish bathroom. Comprising of porch, lounge with feature fireplace, dining room and modern kitchen to the ground floor. Two bedrooms, one full width, a good sized single and modern four piece bathroom suite to the first floor. In addition to this is a loft room accessible by way of a pull down ladder. The property is completed with an enclosed rear yard and outhouse. Suited to either the first time buyer or an investor as it has been a successful residential let. Viewing a must of this move in ready property.



Entered through a PVC door with glazed inserts into:

PORCH

4' 4" x 4' 4" (1.32m x 1.32m)
UPVC double glazed window to the front, hanging space for coats, wall light and wooden door with glazed inserts giving access to:

LOUNGE

13' 4" x 11' 0" (4.06m x 3.35m)
Feature fire with tiled hearth and wooden surround with mantle, uPVC double glazed window to front, radiator and central ceiling light. Wooden double doors with glazed inserts giving access to:

DINING ROOM

10' 11" x 8' 6" (3.33m x 2.59m)
UPVC double glazed window to the rear, stairs to first floor with under stairs storage, radiator and central ceiling light. Wooden door with glazed inserts to kitchen.

KITCHEN

12' 3" x 5' 11" (3.73m x 1.8m)
Fitted with an attractive range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap and tiled splash backs. Integrated electric oven, four ring gas hob with cooker hood over, under counter fridge and freezer and washing machine. Central ceiling light, radiator, uPVC double glazed window to side and PVC door with double glazed inserts giving access to the rear yard.

FIRST FLOOR LANDING

Access to both bedrooms, bathroom and central ceiling light. Loft room with pull down ladder, Velux and suitable for storage.



BEDROOM

13' 7" x 11' 0" (4.14m x 3.35m) widest points
Double room with uPVC double glazed window to front offering views over open fields, radiator and central ceiling light point.

BEDROOM

11' 1" x 5' 11" (3.38m x 1.8m) widest points
Single room with uPVC double glazed window to the rear, central ceiling light and radiator.

BATHROOM

8' 1" x 5' 10" (2.46m x 1.78m)
Four piece suite comprising of corner shower cubide with rain head shower and additional attachment, panelled bath with mixer tap, pedestal wash hand basin with mixer tap and low level, dual flush WC. Plastic cladding to splashbacks, ladder style radiator/towel rail, extractor and opaque UPVC double glazed window to the rear.

EXTERIOR

To the rear is a fully enclosed yard with raised planters and decked seating area. Gate to rear service lane and further side gate to a store.

