

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**DIRECTIONS**

From Ulverston, proceed into Swarthmoor upon reaching the round about take the first exit onto Main Road, passing the entrance to Trinkeld avenue and Park Field. The property can be found on the left hand side before the turning onto the Park Road.

The property can be found by using the following "What Three Words" <https://w3w.co/mailers.conforms.panics>

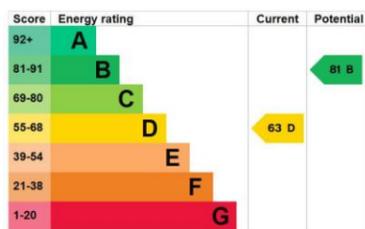
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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



**Estate Agency Act 1979**

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£275,000



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Lovely end terrace cottage property situated in this pleasing and prominent position on Main Road which offers some lovely aspects to the front over picturesque surrounding countryside. Particularly well presented and offers deceptive accommodation that has been extended to the rear and will be fully appreciated upon inspection. Comprising of entrance vestibule, open plan lounge/diner, quality fitted kitchen which is open to a family room. Plus three bedrooms and a modern jack and jill bathroom to the first floor. To the rear is a pleasant enclosed rear garden space with covered veranda, patio, artificial grass and raised borders complementing the property. Complete with gas fired central heating system, uPVC double glazing and a good standard of presentation throughout. Considered suitable for a range of buyers including the family purchaser and early viewing is invited and recommended to appreciate this versatile and well-presented home.



Accessed by way of a front forecourt via a PVC mahogany shaded, double glazed front door with arched and leaded pane opening to:

**PORCH**

Wood grain effect tiled floor and modern wooden door leading into the lounge/diner.

**LOUNGE/DINER**

24'6" x 12'10" (7.47m x 3.91m)

**Lounge Area**

UPVC double glazed window to front with white wooden Venetian blind, attractive fireplace with rustic wooden mantel shelf, slate flagged hearth and housing wood burning stove, radiator and coving to ceiling.

**Dining Area**

Further former, feature fireplace with slate lintel and hearth and shelving for decorative purposes, stairs to first floor, and access to under stairs storage area. Modern wooden glazed door to kitchen.

**KITCHEN**

11'2" x 13'3" (3.4m x 4.04m)

Fitted with an attractive range of base, wall and drawer units with polished granite style work surface over incorporating island and white Belfast style twin bowl sink with mixer tap. Integrated Bosch induction hob with matching cooker hood over space, integrated fridge/freezer and space and plumbing for washing machine. Two Velux double glazed roof lights, modern column radiator, inset lights to ceiling and open access to the rear hall.

**REAR HALL**

Two Velux roof lights, fitted coat hooks and display shelf unit to wall with granite seating area with drawers under. PVC door with double glazed inserts accessing the rear garden.

**FAMILY ROOM**

12'1" x 7'3" (3.68m x 2.21m)

Radiator behind a decorative cover, two spotlight clusters and set of PVC double glazed French doors open to a covered veranda. Secondary staircase with glass panels leading to the first floor.

**FIRST FLOOR LANDING**

Main staircase with a turn at the three-quarter landing with modern wooden door to bathroom. The main landing has access to two further bedrooms, loft access and a radiator.

**BEDROOM**

10'4" x 13'1" (3.15m x 3.99m)

Double room to the front with uPVC double glazed window with Venetian blind offering a beautiful aspect over the attractive surrounding countryside and radiator.

**BEDROOM**

13'1" x 7'6" (3.99m x 2.29m)

Further good sized room situated to the rear with radiator and uPVC double glazed window with blind offering a pleasant aspect.



**BATHROOM**

11'0" x 7'5" (3.35m x 2.26m)

Modern suite fitted with a four piece suite in white comprising of free standing bath with mixer tap and shower attachment, glazed shower cubicle, WC with push button flush and pedestal wash hand basin with mixer tap. UPVC double glazed tilt and turn window with pattern glass pane, tiling to floor and tiling to two walls. Double doors access a cupboard housing the gas combi boiler for the heating and hot water systems, with additional shelved airing space above. Chrome ladder style towel radiator and door to rear of the bathroom opens to a rear landing.

**INNER LANDING**

UPVC fixed pane window, stairs to family room and door to a further bedroom.

**BEDROOM**

12'4" x 5'3" (3.76m x 1.6m)

Single room situated to the rear of the property with uPVC double glazed tilt and turn window offering a pleasant aspect beyond neighbouring properties with glimpses of Hoard Monument in the distance and radiator.

**EXTERIOR**

To the front of the property is a front forecourt area giving access to the front door.

The rear offers a pleasant, enclosed garden space. Immediately to the rear is an excellent covered canopy offering a sheltered outside seating area. From here a few steps lead down to a lower flagged patio and a path to the gate to the rear service lane. To the side of the path is an area of artificial grass and raised flower bed. To the end of the garden there is an excellent garden storage building perfect for a workshop, bike storage, etc and has electric light and power.

