

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 fourth road on the left immediately after the Miners pub on to Fox Street. Take the first right into Moorgarth where the property is situated on the right hand side. The property can be found by using the following "What Three Words" <https://w3w.co/watched.flinches.awkward>

GENERAL INFORMATION

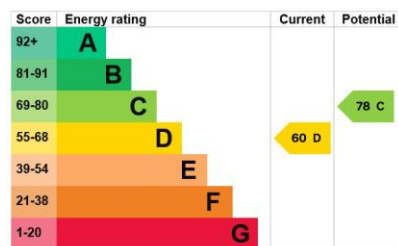
TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected.

PLEASE NOTE: We believe the property to be subject to a local occupancy clause. Please contact the office for further details.



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.

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£200,000



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GARAGE & PARKING

**51 Moorgarth, Swarthmoor,
Ulverston, LA12 0HX**

For more information call **01229 445004**

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

Local occupancy, traditional semi detached home situated in this popular residential location within the village of Swarthmoor which is a village and suburb of the popular market town of Ulverston. Offered vacant with no upper chain having been owned by the same family for many years and comprising of entrance hall, lounge, kitchen, outhouses, ground floor WC and bathroom with three bedrooms and a WC to the first floor. Complete with gas fired central heating system, uPVC double glazing and the property is set on a generous plot with good sized gardens to both the front and rear with a driveway. The rear garden is a good size perfect for the family buyer with sunny aspects particularly to the afternoon however requires landscaping. This excellent home whilst in need of general modernisation and refurbishment offers super potential in this excellent and popular location with viewing invited and recommended to appreciate the potential.



Accessed through a PVC front door with arched and pattern glass central pane opening to:

ENTRANCE HALL
Radiator, stairs to first floor and doors to lounge and bathroom.

LOUNGE
17'6" x 12'0" (5.33m x 3.66m)
UPVC double glazed windows to front and rear, central tiled, feature fireplace with point for a gas fire, two wall light points and two ceiling light points. Half glazed door to the rear opening to an inner lobby.

INNER HALL
Open access to kitchen and door to an under stairs storage cupboard with coat hooks and shelving.

KITCHEN
11'6" x 9'5" (3.51m x 2.87m)
Fitted with a traditional range of base, wall and drawer units with patterned work surface over incorporating stainless steel sink unit. Space and point for electric cooker, stainless steel splashback and cooker hood over, space and plumbing for washing machine and uPVC window to side and rear. Door to a pantry which is shelved with further PVC double glazed window and half-glazed door to side passage/lobby.

PORCH/SIDE ACCESS
PVC door with glazed inserts. To the front access the drive, wooden door to the rear and doors to two workshop/stores.

UTILITY AREA
7'1" x 5'11" (2.16m x 1.8m)
UPVC double glazed window, wall mounted Valiant gas boiler for the heating and hot water systems and housing gas meter.

SHED
7'1" x 5'8" (2.16m x 1.73m)
Shelving to walls, single glazed window to rear, electric light and power.

WC
5'11" x 2'7" (1.8m x 0.79m)
WC with push button flush and single glazed window to rear.

LEAN TO
Perspex paneled roof and single glazed windows with door to garden.

BATHROOM
5'7" x 5'8" (1.7m x 1.73m)
Fitted with a two piece coloured suite comprising of bath with mixer tap and shower attachment with rail and over bath shower, pedestal wash hand basin and uPVC double glazed pattern glass window. Radiator, bathroom cabinets and tiling to walls around the bath area.



FIRST FLOOR LANDING
UPVC double glazed window looking directly over the rear garden and access to bedrooms and WC.

BEDROOM
14'0" x 9'1" (4.27m x 2.77m)
Generous double room with uPVC double glazed window to front, radiator, doors to wardrobe area with hanging rail and shelf and airing cupboard housing factory insulated hot water storage tank with shelved space above.

BEDROOM
9'6" x 11'1" (2.9m x 3.38m)
Further double room situated to the front with uPVC double glazed window, radiator and ceiling light point. Access point to loft and door to wardrobe with hanging rail and shelf.

BEDROOM
7'8" x 9'0" (2.34m x 2.74m)
Single room to the rear of the property, uPVC double glazed window with blind giving an aspect down to the garden, radiator, fitted mirror to wall and ceiling light point.

WC
3'3" x 5'7" (0.99m x 1.7m)
UPVC double glazed window, electric light, corner shelf and traditional WC.

EXTERIOR
Benefit of off-road parking, good front garden area with lawn and borders housing shrubs and bushes, including mature roses and Beech hedge to the driveway side and mixed hedging between the neighboring property. To the rear is a spacious garden area with lower patio area with retaining wall with access to a garden that is divided into two areas with a greenhouse, fruit trees, Magnolia tree and Camellia bush.

