

DIRECTIONS

Proceeding out of Ulverston along the A590 heading towards Barrow-in-Furness. Continue through the traffic lights by the blue light hub with Marks & Spencer's & Aldi to your left. Continue past Three Bridges and into Swarthmoor. On reaching Cross-a-Moor turn left and follow the road taking the first turning onto Trinkeld Avenue, continue along before taking the third right onto Brookvale with the property being situated to the right at the head of the cul de sac.

The property can be found by using the following "What Three Words" <https://w3w.co/land.myself.sized>

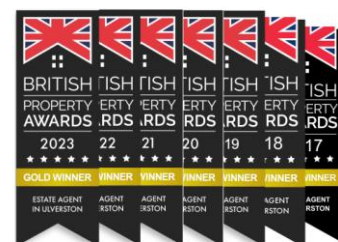
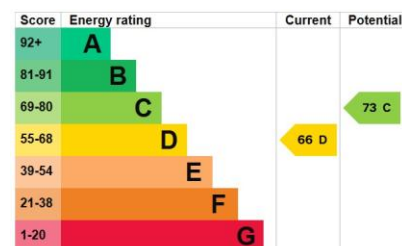
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.



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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£325,000



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GARAGE &
PARKING

6 Brookvale, Swarthmoor,
Ulverston, LA12 0XE

For more information call **01229 445004**

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Rare opportunity to purchase a spacious detached bungalow situated in this popular location within Swarthmoor to the outskirt of the market town of Ulverston. This excellent property has been in the same owner occupation since original construction and is now offered for sale vacant and with no upper chain. Offering gas fired central heating system, uPVC double glazing and conservatory extension to the rear. Comprising of hall, lounge/diner, conservatory, kitchen, three bedrooms and a shower room whilst being set on a pleasant plot with good off-road parking, integral garage and gardens to the front and rear. Considered an excellent opportunity suited to a wide range of buyers with early viewing invited and recommended. The property offers a great opportunity for general personalisation and modernisation where required.



Accessed through a mahogany shaded PVC door with feature leaded pattern glass panes and opens to:

ENTRANCE HALL

Radiator and dark wood-stained internal doors to bedrooms, bathroom, lounge and further door to a useful built-in storage cupboard.

LOUNGE/DINER

25' 8" x 11' 5" (7.82m x 3.48m) widest points
Lounge Area
UPVC double glazed picture window to front with fitted blinds, radiator and modern light wood fireplace with black inset and hearth housing electric living flame effect fire.
Dining Area
Doors and windows to the conservatory and radiator.

CONSERVATORY

14' 1" x 9' 5" (4.29m x 2.87m)
Vaulted polycarbonate style ceiling with ceiling lights and fan combination, radiator and power sockets. Mahogany shaded uPVC double windows with blinds set to a low wall with double-glazed door to garden.

KITCHEN

11' 3" x 8' 9" (3.43m x 2.67m)
Fitted with a range of base, wall and drawer units with grey patterned work surface over incorporating one and a half bowl stainless steel sink and drainer with tiling to up stands. UPVC double glazed window with tiled sill looking to the rear garden, integrated electric hob with cooker hood over and electric oven. Space for fridge freezer, uPVC double glazed door to side with pattern glass pane and door connecting to garage.

BEDROOM

9' 9" x 11' 5" (2.97m x 3.48m)
Double room to the front of the property with uPVC mahogany shaded double glazed window with fitted blind looking towards the front garden area, radiator, electric light and power.

BEDROOM

9' 9" x 10' 5" (2.97m x 3.18m)
Further double room to the rear with uPVC double glazed window looking towards the garden, radiator, electric light and power.



BEDROOM

9' 9" x 6' 10" (2.97m x 2.08m)
Single room to the rear of the property, with a uPVC double glazed window looking to the garden, radiator and ceiling light point.

SHOWER ROOM

Fitted with a modern three piece suite in white comprising of WC with push button flush, pedestal wash hand basin and glazed shower cubicle with electric shower. Panelling to walls and ceiling, fitted mirror, radiator and uPVC mahogany shaded double glazed window with pattern glass pane.

EXTERIOR

Set on a good plot to the corner of the cul-de-sac with drive and access to garage. Front garden with lawn, borders and gate to the side of the property leading to the rear. The rear offers a pleasant garden that is enclosed and has been adapted for easier maintenance with gravel areas and grass.

GARAGE

16' 10" x 8' 9" (5.13m x 2.67m)
Single garage with up and over door, electric light and power. Wall mounted Worcester Bosch boiler for the central heating and hot water systems and space and plumbing for washing machine.

