



DIRECTIONS

Leaving Ulverston and heading towards Barrow-in-Furness. Proceeding past the Blue Hub Centre and continue through the dip into Swarthmoor. Take your first left into Park Road where the property can be found on your right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/gossiped.caused.incursion>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

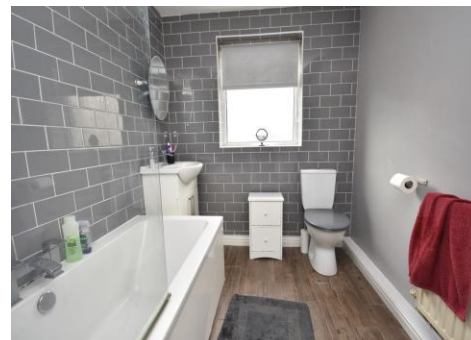
SERVICES: Mains electric, gas, drainage and water are connected.



**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.



£175,000



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24 Park Road, Swarthmoor,  
Ulverston, LA12 0HH

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Attractive terrace cottage situated in the sought-after village of Swarthmoor which offers convenient access to local primary schools, bus stop and access to the A590 to both Ulverston and Barrow-in-Furness. Uninterrupted views over open fields to the front with glimpses of Hoad Monument makes this property even more appealing. The comfortable living accommodation is laid out over two floors with open plan lounge/diner with fireplace, fitted kitchen with some integrated appliances, bathroom, and two excellent sized bedrooms to the first floor. Complete with gas central heating system, double glazing as well as enclosed garden space to the rear.



Accessed through a PVC door with glazed inserts into:

**ENTRANCE PORCH**

UPVC double glazed window to front and door to:

**LOUNGE**

25' 4" x 11' 1" (7.72m x 3.38m)  
Feature fireplace, wood laminate flooring, radiator and uPVC double glazed window to front. Stairs to first floor and door to:

**KITCHEN**

8' 2" x 10' 8" (2.49m x 3.25m)  
Fitted with a range of base, wall and drawer units with wood grain effect worktops over incorporating stainless steel sink and drainer with mixer tap, chrome effect handles and splash back tiling. Integrated electric oven and gas hob with cooker hood over, radiator and uPVC double glazed window to rear. Door to:

**REAR PORCH**

Storage cupboard housing combination boiler for the hot water and heating system, external door to rear garden and door to:



**BATHROOM**

Modern three piece suite comprising of WC, wash hand basin and bath with shower over and screen. Tiling, extractor fan, radiator and uPVC double glazed window to rear.

**FIRST FLOOR LANDING**

Access to bedrooms.

**BEDROOM**

11' 1" x 11' 1" (3.39m x 3.38m)  
Double room with radiator and uPVC double glazed window to front with views.

**BEDROOM**

13' 11" x 11' 1" (4.24m x 3.38m) widest points  
Further double room with two uPVC double glazed windows to rear and radiator.

**EXTERIOR**

Yard with access to rear service lane.

