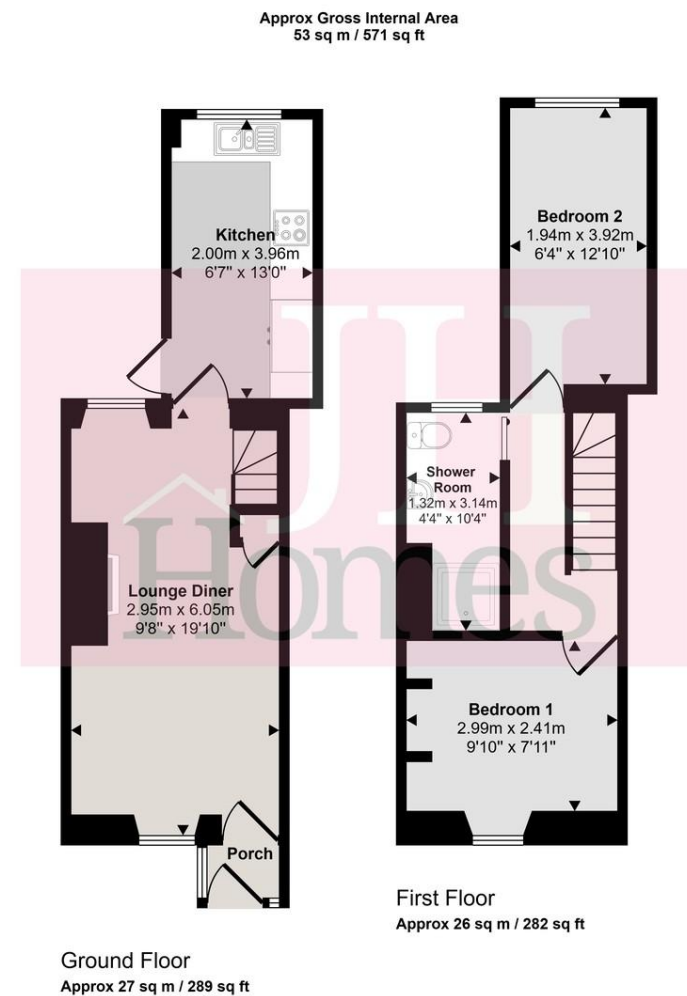




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

DIRECTIONS

Proceeding out of Ulverston towards Barrow, pass through the dip after the retail centre. On reaching the roundabout take the third turn towards Pennington and then immediately turn right to Cross-a-Moor, house can be found on the left.

The property can be found by using the following "what3words" <https://w3w.co/same.budget.trea.table>

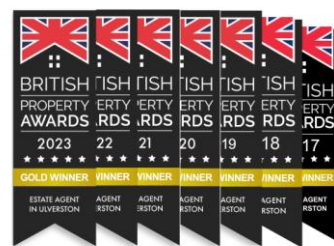
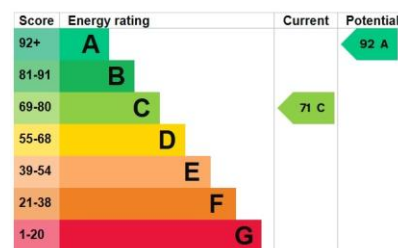
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

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



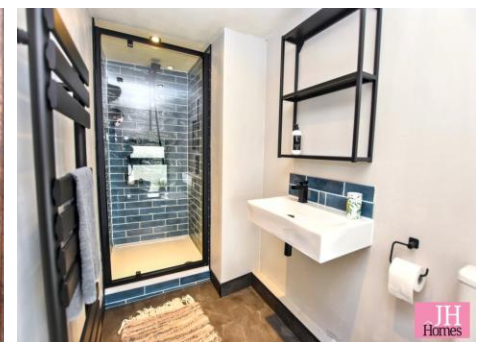
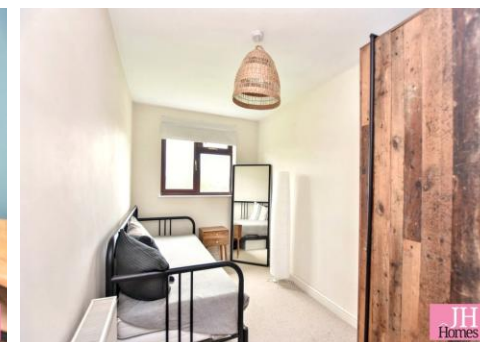
Estate Agency Act 1979

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12 Cross-a-Moor, Swarthmoor,
Ulverston, LA12 0RT

For more information call **01229 445004**

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

Traditional garden fronted cottage situated in this lovely location to the edge of the village of Swarthmoor. Offering excellent access to the A590 for travel to Ulverston, Barrow-in-Furness and beyond. Benefits from uPVC double glazing, gas fired central heating system and attractive garden space as well as easy parking. The accommodation comprises entrance porch, through lounge/diner with wood burning stove, modern fitted kitchen, two bedrooms and a lovely modern shower room. The cottage is offered vacant having no chain and is considered suitable to a range of buyers including the first-time purchaser; a comfortable home ready for immediate occupation with early viewings available through the office of JH Homes.



APPROACH

Accessed through PVC double glazed front door, opening from the front garden into the porch.

LOUNGE/DINER

19' 10" x 9' 8" (6.05m x 2.95m)
Beautifully presented with central fireplace feature and wood burning stove set on slate shaded hearth. Woodgrain effect laminate flooring and uPVC double glazed windows to front and rear elevation, offering a pleasant view of the garden. Under stairs storage cupboard and staircase to side of room leading to first floor. Wooden door with glazed and patterned glass panes opens from the rear to the kitchen.

BEDROOM

7' 11" x 9' 10" (2.41m x 3m)
Well-presented double room to front of property with wooden feature panel and uPVC double glazed window offering a pleasant outlook beyond the cottage garden.

BEDROOM

12' 10" x 6' 4" (3.91m x 1.93m)
Excellent room to rear of property with radiator and uPVC double window offering lovely view over gardens, surrounding farmland and Hoad Hill in the distance.

KITCHEN

13' 0" x 6' 7" (3.96m x 2.01m)
Fitted with a range of base, wall and drawer units with wooden block worktop over incorporating stainless steel sink, wooden groove drainer and mixer tap. Splash back tiling and uPVC double glazed window overlooking rear garden area, alongside recess and plumbing for washing machine. Complete with gas hob, glass splash back, cooker hood, electric oven and integrated microwave. Benefits from pull-out pantry style large unit, wall mounted Worcester gas combi boiler and radiator with PVC double glazed door opening to rear.



SHOWER ROOM

10' 4" x 4' 4" (3.15m x 1.32m)
Modern three-piece suite accessed through sliding door, comprising tiled shower cubicle with black thermostatic shower, wall hung wash hand basin with black mixer tap and tiled splash back. WC with pushbutton flush, laminate effect flooring and double shelf above sink. PVC double glazed pattern glass window and ladder style towel radiator.

EXTERIOR

Off-road parking shared between neighbouring properties with gated access to front garden. Well stocked cottage style garden with shrubs and bushes, private hedging to one side and slate shingle path. The property benefits from a seating area to the side of the porch which offers pleasant sunny aspects. Open plan rear garden space with gravel seating area and a former outside store/WC.

