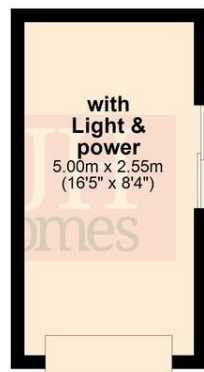
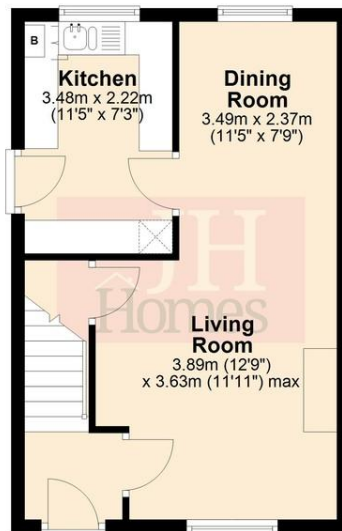


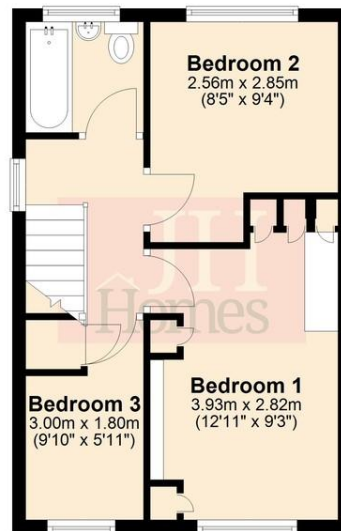
Garage
Approx. 12.8 sq. metres (137.2 sq. feet)



Ground Floor
Approx. 35.1 sq. metres (377.4 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.3 sq. feet)



Total area: approx. 82.7 sq. metres (889.9 sq. feet)

DIRECTIONS

Leaving Ulverston and heading towards Barrow-in-Furness, proceed past the Blue Hub Centre and continue through the dip into Swarthmoor. Take your first left into Park Road, proceed to the junction and cross the road. Turn first right onto Park Avenue and turn right again into the cul de sac which becomes Willow Court.

The property can be found by using the following "What Three Words" <https://w3w.co/hairspray.spilling.crowds>

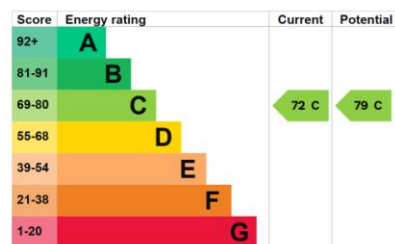
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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

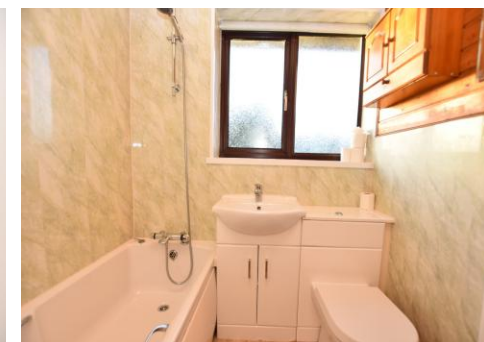


Estate Agency Act 1979

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.



£200,000



2



3



1



GARAGE & PARKING

3 Willow Court, Swarthmoor,
Ulverston, LA12 0HF

For more information call **01229 445004**

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

Situated towards the head of a cul-de-sac, this comfortable semi-detached house is offered for sale vacant having no chain. Offering accommodation with uPVC double glazing, gas fire central heating system and set on a pleasant plot with driveway, garage and gardens to front and rear. Comprising of entrance hall, open plan lounge/diner, fitted kitchen, three bedrooms and bathroom. Suited to a range of buyers including the family purchaser with the convenient location offering catchment to a nearby primary and secondary school as well as access to recreation ground on Park Road. Whilst in need of some modernisation, the property offers a great opportunity in a pleasing location and early viewing is both invited recommended with appointments available through the office JH Homes.



Accessed through PVC double glazed front door opening into:

HALL

Stairs leading to first floor and pine half glazed door to:

LOUNGE

12' 9" x 11' 11" (3.89m x 3.63m)
Well-proportioned room with uPVC double glazed windows to front and central gas fire with living coal flame effect feature. Fitted display units and cupboards to one wall and door to low-level under stairs storage area. Two ceiling light points, one double and one single radiator.

DINING AREA

11' 5" x 7' 9" (3.48m x 2.37m) Rear uPVC double glazed window looking towards pleasant rear garden and half-glazed door opening to:

KITCHEN

11' 5" x 7' 3" (3.48m x 2.21m)
Fitted with a range of base, wall and drawer units with high gloss granite style worktop over incorporating single drainer bowl and half sink unit with mixer tap and splash back tiling.

Electric cooker, recess for fridge/freezer, eye-level microwave, built-in slimline dishwasher, washing machine and wall cupboard housing gas boiler for the heating and hot water systems. UPVC double glazed window looking to rear garden, tiling to the floor and PVC double glazed door to side opening to drive, overall a pleasant, well fitted kitchen.

FIRST FLOOR LANDING

Stairs to first floor with twin handrails, wooden newel post handrail and spindles to landing. UPVC double glazed window and access point to loft.

BEDROOM

12' 11" x 9' 3" (3.94m x 2.82m)
Comprehensively fitted with a range of wardrobes, bedside unit displays and upper storage lockers with one mirror panel door wardrobe and matching dresser drawer unit. Radiator, TV bracket to wall and uPVC double glazed window to front looking towards the cul-de-sac and beyond to surrounding countryside.



BEDROOM

9' 4" x 8' 5" (2.84m x 2.57m) max
Situated to rear of property with uPVC double glazed window and radiator.

BEDROOM

9' 10" x 5' 11" (3m x 1.8m)
UPVC double glazed window to front, radiator and built-in cupboard over stairs with shelving.

BATHROOM

Three piece suite in white comprising of bath with mixer tap and shower attachment, WC with pushbutton flush, wash hand basin set into a vanity unit with mixer tap and cupboard under. Modern panelling to the walls and ceiling, uPVC double glazed window, ladder style towel radiator and electric shaver light.

EXTERIOR

Situated towards the head of a cul-de-sac with a front garden area and side drive offering parking and access to garage. Further gated access from drive to rear enclosed garden which offers a pleasant seating area, with a lower flagged patio, rockery border area and shrubs and bushes.

GARAGE

16' 5" x 8' 4" (5m x 2.54m)
Single garage with modern up and over door, electric light and power and sliding door to side, perfect for storage or parking.

