

FREEHOLD



26 MOORGARTH, SWARTHMOOR, ULVERSTON, LA12 0HX

£260,000

FEATURES

- Excellent Family Home
- Popular & Convenient Location
- Modernised & Improved
- Well- Presented Interior With Light, Neutral Décor
- Lovely Fitted Kitchen/Diner
- Utility & Modern Shower Room Downstairs
- Three Double Bedrooms & Family Bathroom
- Potential For Off Road Parking & Landscaped Rear Garden
- High Standard of Presentation Throughout
- Stunning Home In A Great Location



 2  1  3  Potential For Off Road Parking



The property offers a superb well-presented family home in this most popular sought after residential location. It has been lovingly cared for, modernised and improved by the current owners and offers a stylish comfortable home perfect for a range of buyers, including the family purchaser. The accommodation comprises of an open shelter porch, entrance hall, lounge, dining kitchen, utility room, shower room and to the first floor three double bedrooms and a family bathroom. Set on an excellent plot that has been landscaped and has the potential for parking, subject to lowering the curb, and to the rear is a well-presented garden with an upper flagged patio area, lower lawn paths and gravelled seating area which enjoys a good degree of sunlight throughout the day. The property has a good standard of internal presentation, with a gas fired central heating system and uPVC double glazing, the property is offered chain free and highly recommend for viewing.

Accessed via a path to an open sided and covered porch area with light point. A modern double glazed composite front opens directly into:

ENTRANCE HALL

A lovely space with inset lights to the ceiling, light grey decor to the walls and white painted newel post handrail and spindles to the staircase which leads to the first floor. There is a door to the understairs store, a radiator, uPVC double glazed window and a half-glazed door to the lounge, with an open arch to the kitchen/diner.

LOUNGE

11' 4" x 14' 2" (3.45m x 4.32m)

Excellent room with a continuation of the light grey décor from the hall, being light and airy with a uPVC double glazed window to the front offering an outlook over the green and street with the hills in the distance. There is a ceiling light point and three wall light points, a double radiator, attractive fireplace with white fire surround and inset electric feature coal flame effect fire, making a pleasant focal point of the room.

KITCHEN/DINER

9' 9" x 21' 0" (2.97m x 6.4m)

A very impressive and well-presented kitchen/diner, accessed initially from the kitchen, which is fitted with a

range of base, wall and drawer units with wood block worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Electric hob and oven, and recess' for a fridge and freezer, one of which has plumbing for a dishwasher. A uPVC double glazed window offers a lovely aspect over the rear garden, plus a half-glazed door to the utility room. There is open access to the dining area which has ample space for a family sized table, a radiator and a uPVC double glazed window looking down the lovely rear garden. A pendant light is situated over the table area, alongside inset lights to the ceiling in the kitchen.

UTILITY ROOM

9' 1" x 6' 7" (2.77m x 2.01m)

Useful and well-presented room which is fitted with a continuation of the units from the kitchen, woodgrain effect work surfacing with recess and plumbing for a washing machine, space for a dryer, uPVC double glazed window and a PVC double glazed door to the rear.

SHOWER ROOM

Modern feature fitted with a recently completed three-piece suite in white comprising of a glazed shower cubicle with thermostatic shower, wash hand basin set onto a vanity unit with a mixer tap and storage below, WC with pushbutton flush, extractor fan and a uPVC double glazed window. Complete with an electric towel

radiator, electric underfloor heating, modern panelling to two walls around the shower area, as well as panelling to the ceiling. Overall, a lovely well-appointed ground floor shower room.

FIRST FLOOR LANDING

From the entrance hall the stairs lead to the first floor, with white painted newel post handrail and spindles. The first floor landing has modern panel doors to the bedrooms and bathroom, plus an access point to the loft.

LOFT

Accessed using a drop-down wooden ladder and offering an excellent storage space, is boarded, has electric light and power points, and a recirculation system with the central point on the landing.

BEDROOM

9' 9" x 15' 10" (2.97m x 4.83m)

Lovely double room to the rear of the property with a uPVC double glazed window offering an excellent aspect down to the rear garden. The room has attractive light decor and a built-in cupboard to the corner of the room, which houses the Worcester boiler for the central heating and hot water systems.

BEDROOM

11' 4" x 9' 5" (3.45m x 2.87m)

Situated to the front of the house and has a uPVC window, again offering a great aspect over Moorgarth, the countryside and hills in the distance. The room has attractive light décor, a radiator and a TV bracket to the wall.

BEDROOM

7' 8" x 13' 1" (2.34m x 3.99m)

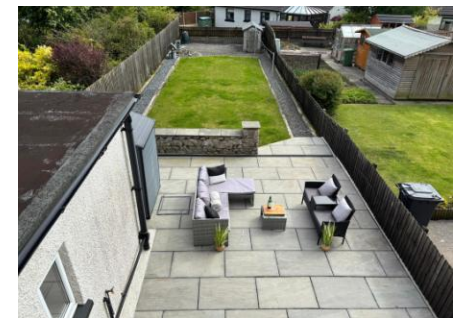
Further double with a uPVC double glazed window, a bulkhead storage platform, TV bracket to the wall, a radiator and pleasant, neutral decor.

BATHROOM

Fitted with a modern three-piece suite in white comprising of a panelled bath with inset lights, central mixer tap and over bath thermostatic shower, glazed shower screen, tiling to three walls, a pedestal wash hand basin, WC with pushbutton flush and a uPVC double glazed pattern glass window. Complete with panelling to the ceiling which has inset lights and an extractor fan, plus a recessed area to the side with a chrome ladder style radiator. Overall an excellent and well-appointed bathroom.

EXTERIOR

To the front of the property there is a landscaped area which has the potential to be a drive, subject to having the curb lowered. There is a slate gravel surface and Gabian feature walls to one side, plus a path leading to the front door and a shared passage to the side leading to the rear garden. To the rear of the property there is a fabulous and sunny garden area which has a lovely flagged upper section, offering a perfect outdoor seating and entertaining area, with a low stone retaining wall. There is access beyond to an area of lawn with slate gravel paths to the side, leading into a lower gravelled patio seating area and a useful garden storage shed. The rear garden is a further excellent feature of this lovely family home.

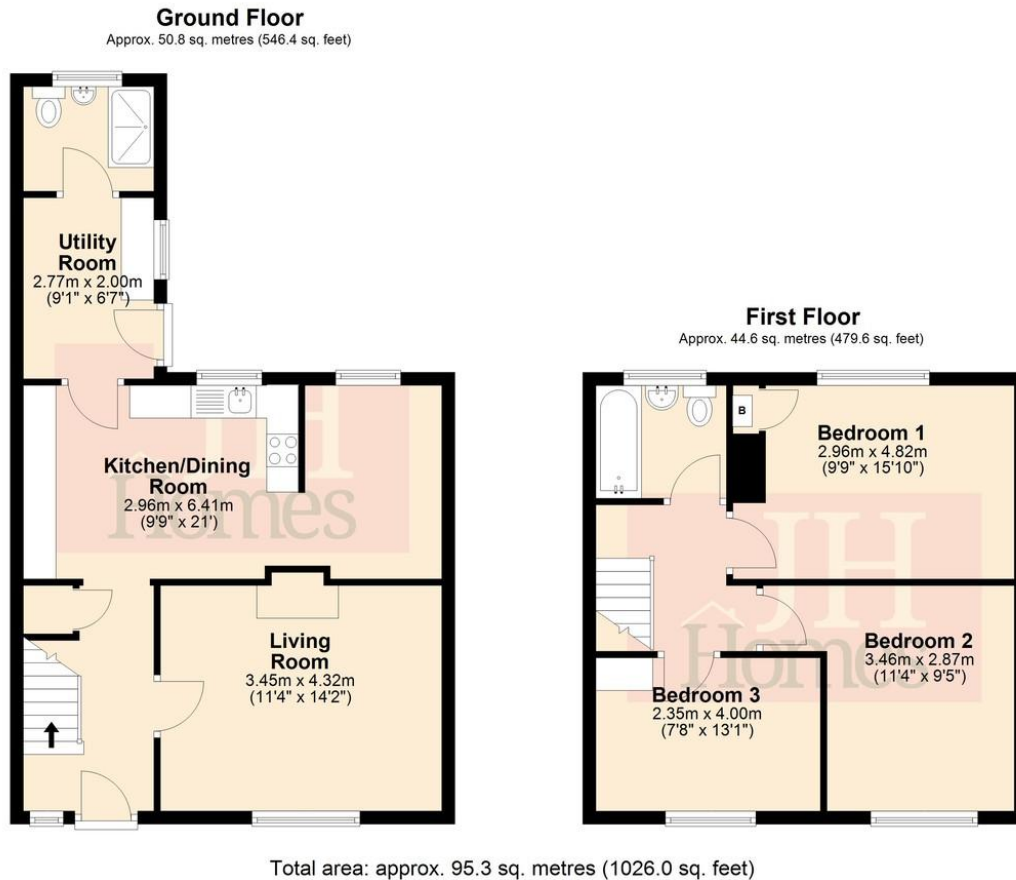


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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

PLEASE NOTE: This property is subject to a Section 157, it cannot be sold as a second home or holiday let. At least one of the purchasers must be able to provide evidence of living/working in Cumbria for 3 years.

DIRECTIONS:

On leaving the office proceed to the traffic lights on Queen Street where this meets County Road. Turn right at the traffic lights onto 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 onto Fox Street. Take the first right into Moorgarth where the property is situated to the head of the cul-de-sac.

It can also be found by using the following "What Three Words" <https://w3w.co/truckload.provoking.untrained>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

