

FREEHOLD



9 SPRING VALE, SWARTHMOOR, ULVERSTON, LA12 0XA

£310,000

FEATURES

- Detached Bungalow
- Quiet Cul-de-Sac Location
- Great Modernisation Potential
- L-Shaped Lounge/Diner
- Kitchen & Utility/Sun Room
- Three Bedrooms
- Bathroom
- Attractive Gardens to Front & Rear
- A Great Home Perfect For A Range Of Buyers
- Offered Vacant & No Upper Chain



 1  1  3  Garage, Off Road Parking



Situated in this pleasing cul-de-sac on the Trinkeld development, is a great opportunity to purchase an excellent detached true bungalow offered for sale vacant and with no upper chain. The property offers accommodation comprising of a vestibule, lounge/dining room, fitted kitchen, sunroom/utility, three bedrooms, bathroom and integral garage. There is a gas fired central heating system, uPVC double glazing and the bungalow is set on a generous plot with attractive garden space to the front and rear. The property offers great potential for general modernisation and improvement to the new owner's specification and offers great further potential. The location offers convenient access to Ulverston and its comprehensive amenities, as well as the retail park with Marks & Spencer's and Aldi. Suited to a range of buyers and offers a great opportunity in a pleasing location. Viewing is invited through the office of JH Homes.

Accessed via a path leading from the drive, through a PVC double glazed door opening to the vestibule, which has a wood block floor and door to the lounge, with open access to the dining room.

LOUNGE/DINER

12' 1" x 17' 7" (3.68m x 5.36m) max

(11'9" x 8'7" / 3.58m x 2.61m)

An L-shaped lounge/diner with a uPVC double glazed window to the front with blind, looking out to the garden and towards neighbouring properties. Set of double glazed patio doors opening to the rear garden, central decorative fireplace with gas fire, two radiators, coving to the ceiling and a door to the inner hall. Door to:

KITCHEN

11' 9" x 8' 8" (3.58m x 2.64m)

Fitted with a range of base, wall and drawer units with wood block effect worktop over incorporating stainless steel sink unit with drainer, mixer tap and splash back tiling. Appliances include an electric oven and hob with cooker hood above, recess and plumbing for a washing machine or dishwasher, radiator & vinyl tile effect flooring and uPVC double glazed window which offers a lovely aspect to the rear garden. Glazed door to:

UTILITY/SUN ROOM

8' 3" x 8' 1" (2.51m x 2.46m)

A versatile room which has an additional range of base and wall cupboards, with a stainless-steel sink unit and plumbing for a washing machine. Polycarbonate style roof, uPVC double glazed windows with French doors opening to the garden, and a further glazed door connecting to the garage.

HALL

The inner hall has an access point to the loft and doors to the bedrooms, bathroom and a shelved storage cupboard.

BEDROOM

11' 9" x 10' 9" (3.58m x 3.28m)

A spacious double room to the rear of the property with a uPVC double glazed window overlooking the rear garden, radiator and coving to the ceiling.

BEDROOM

12' 0" x 9' 7" (3.66m x 2.92m)

A double bedroom to the front of the property with a uPVC double glazed window offering a pleasant aspect to the front garden, plus coving to the ceiling and a radiator.

BEDROOM/STUDY

8' 10" x 7' 4" (2.69m x 2.24m)

Currently presented as a home office/study and has a fitted worksurface to one side of the room which is easily removed. Complete with a radiator and uPVC double glazed window.

BATHROOM

Fitted with a three-piece suite in blue comprising of a panel bath with over bath electric shower, pedestal wash hand basin and WC. Splashback tiling, radiator, towel rail and uPVC double glazed pattern glass window.

EXTERIOR

The property has a drive to the side offering parking and access to the garage. The front garden has a lawn with shrubs and bushes, including privet hedging around the boundary and specimen conifers. Access to the side leads to the rear garden which is considered an excellent size and is level with a patio, positioned immediately to the rear of the dining room. There are grassed areas and borders, a garden pond and further patio with Pergola and additional flagged seating space to the rear of the sunroom. In all an excellent garden, offering great potential and is a complement to this excellent property.

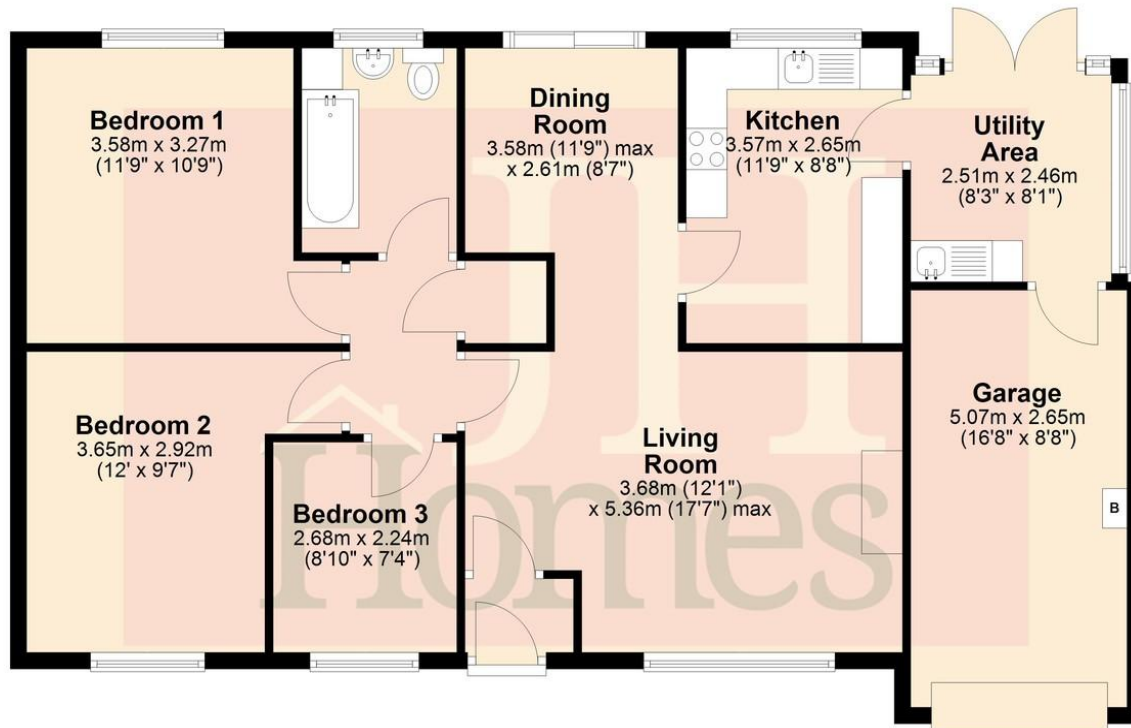


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Floor Plan

Approx. 99.4 sq. metres (1070.4 sq. feet)



Total area: approx. 99.4 sq. metres (1070.4 sq. feet)

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Proceeding out of Ulverston along the A590 towards Barrow, turn left at the Cross-a-Moor roundabout and after a short distance turn second left into Trinkeld Avenue. Take your first right into Spring Vale and the property can be found on your right-hand side.

It can also be found using the following What3Words reference <https://w3w.co/stunts.friends.triathlon>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 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.

