

FREEHOLD



42 FOX STREET,
SWARTHMOOR,
ULVERSTON,
LA12 0HT

£185,000

FEATURES

Well Presented Mid
Terrace Cottage style
property

Deep Set Garden Frontage

GCH System & Double
Glazed

Ready To Walk Into
Condition

Hall & Through
Lounge/Diner

Fitted Kitchen With
Appliances

Four Piece Bathroom &
Two Bedrooms

Viewing Highly
Recommended

Ideal For A Range Of
Buyers,

Popular Location With
Good Access



1



1



2



On Road
Parking



Beautifully presented traditional mid terraced house situated in this convenient and popular location. Well presented throughout, offered vacant having no upper chain and benefits from a deep garden to the front and pleasant yard and seating area to the rear. Comprising of hall, lounge, dining room and kitchen to the ground floor with two bedrooms and a four piece bathroom suite to the first floor. Complete with a gas fire central heating system and uPVC double glazing, it offers a perfect home ideal for a range of buyers including the first-time purchaser. Early viewing is available by appointment through the office of JH Homes.

Shared path with next door leads to a PVC door with pattern glass pane opening to:

ENTRANCE HALL

Woodgrain laminate flooring, radiator and high-level meter cupboard housing the electric meter and circuit breaker control point. Borrowed light window to lounge and open access to dining room.

DINING ROOM

13' 3" x 12' 11" (4.04m x 3.94m)
Feature fireplace with slate hearth housing gas stove effect fire, stairs to first floor with open area underneath, uPVC double glazed window, looking to the rear, woodgrain effect laminate flooring, radiator and shelving to alcove. Open to:

LOUNGE

10' 7" x 9' 7" (3.23m x 2.92m)
UPVC double glazed window with blind offering a pleasant aspect to the front garden, former

fireplace recess with slate hearth, alcove shelving, coving to ceiling and woodgrain effect laminate flooring.

KITCHEN

11' 8" x 7' 9" (3.56m x 2.36m)
The kitchen is fitted with an attractive range of base and wall cupboards with a grey decor panel and a wood block effect work surface. The units comprise cupboards and drawers with an integrated wine rack glazed display shelves, plate rack etc. There is recess for a fridge freezer an integrated electric hob and a Belling double oven, recess and plumbing for a washing machine and a stainless-steel sink unit with mixer tap positioned in front of a traditional single glazed sash window. The kitchen has a slate tiled floor, central heating radiator, white painted walls and a double-glazed door to the side opening to the yard. A kitchen cupboard conceals the Worcester gas boiler for the heating and hot water systems. A well-appointed

and attractive kitchen.

FIRST FLOOR LANDING

Access to bedrooms and bathroom. Traditional cupboard over the stairs offering useful storage, loft access, with the loft boarded out for additional storage, and a ceiling-mounted air circulation system.

BEDROOM

10' 7" x 12' 11" (3.23m x 3.94m)
Double room to the front of the property with built-in wardrobes to the alcove offering drawers, hanging rails and shelving. Coving to ceiling, dado rail, radiator and traditional, feature cast fireplace.

BEDROOM

13' 3" x 7' 11" (4.04m x 2.41m)
Coving to ceiling, radiator and uPVC double glazed window to rear.

BATHROOM

11' 8" x 7' 9" (3.56m x 2.36m)

Fitted with a four-piece suite comprising of roll top bath with ball and claw feet and mixer tap with shower attachment, separate shower cubicle with thermostatic shower, pedestal wash hand basin with mirror fronted bathroom cabinet above and WC. Panelling to walls, lights to ceiling, tile effect flooring, uPVC double glazed pattern glass window and white ladder style towel radiator.

EXTERIOR

To the front of the property there is a pleasant front garden area with stone retaining wall, lawn, shrubs and bushes with a shared path with the adjacent property leading to the front door. To the rear is a pleasant yard with flagged and gravel path, gated access to the rear service lane and door to a useful outside store. In addition there is a small, raised patio seating area offering a pleasant area for relaxation outside eating etc.



UPDATED FLOORPLAN TO FOLLOW

Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected

DIRECTIONS:

From our office head north on Market St with the Farmers Arms facing you at the top of the street. Turn left onto Queen St/B5281 then right onto the A590. Entering Swarthmoor turn left immediately after at the Miners Arms onto Fox street and the property is located on the right towards the bottom of the street. What3Words
<https://w3w.co/magma.relieves.pirate>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 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.

