

FREEHOLD



52 TRINKELD AVENUE, SWARTHMOOR, ULVERSTON, LA12 0XB

£300,000 OIEO

FEATURES

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| Excellent Detached Family Home | Attractive Gardens With Garden Room |
| Popular Residential Location | Well Presented Throughout |
| Well Presented Throughout | Tandem Parking To Side of House |
| Extended Kitchen/Diner/Family Room | A Lovely Home With Viewing Invited & Recommended |
| Three Good bedrooms | |
| WC & Modern Bathroom | |



 2  2  3  Off Road Parking



An excellent detached family home situated on the popular Trinkeld development in Swarthmoor, to the edge of the market town of Ulverston. This lovely home has been occupied by the current family for many years and has been extended to the rear to provide a well-proportioned and attractive living/dining/kitchen. Offering a comfortable family home suitable for a range of buyers including the family purchaser, with light neutral decor throughout, uPVC double glazing and gas fired central heating system. The accommodation comprises of a covered porch, hall, WC, sitting room, living/kitchen/diner, utility, and first floor master bedroom with dressing room, two further bedrooms and family bathroom. There is driveway parking to the side, a forecourt garden and an attractive enclosed rear garden, perfect for the younger family, or those with animals. The location as well as offering excellent access to the A590 for travel to both Ulverston and Barrow, is within walking distance of nearby primary school and catchment for Ulverston Victoria High School. In all an excellent home which is well presented throughout with early inspection invited.

Accessed through an open shelter porch and a modern double glazed composite door with four square panes. Opens to:

ENTRANCE HALL

Inviting space with a light grey woodgrain laminate flooring which extends to the WC. There are coat hooks to the wall, a radiator and modern wood internal doors to the WC, sitting room, and open plan living/dining/kitchen.

WC

Useful ground floor facility with a modern two-piece suite comprising of a wash hand basin set on a vanity cupboard with tiled splashback and mixer tap, WC with pushbutton flush, chrome ladder style towel radiator, fitted shelving and uPVC double glazed window to the side with blind.

LOUNGE

12' 8" x 13' 0" (3.86m x 3.96m) max

Pleasant family room to the front of the property with a uPVC double glazed bay window. The room has a modern stylish fireplace with a living coal flame fire with slate style hearth and splashback, with a wooden mantel shelf above and a shelf to either alcove. Complete with light modern decor, coving to the ceiling and a double radiator, offering a comfortable family room.

KITCHEN/DINER

10' 0" x 18' 3" (3.05m x 5.56m)

An excellent room to the rear of the property which has been extended to provide a spacious open plan room with a sitting area, dining space and kitchen. Fitted with a range of base, wall and drawer units with wood block effect worktop over incorporating single drainer bowl and a half sink, mixer tap and splash back tiling. Open display shelving, slide out spice rail, an integrated dishwasher, Bosch double oven and induction hob. There is also a built in fridge and freezer with matching decor panels and the kitchen has a central divide to the living area and a uPVC double glazed window. Plus a set of French doors and two Velux roof lights providing a good degree of natural light into the room. The dining area offers ample space for a family table, has three radiators, a TV bracket to the wall and the seating area offers a pleasant space with French doors opening into the garden. In all an excellent open plan and spacious room with light neutral decor. To the corner of the room is a modern wooden door to:

UTILITY ROOM

5' 7" x 6' 1" (1.7m x 1.85m)

An excellent area with fitted base and wall cupboards, worksurface and a stainless-steel sink unit. There is a Baxi boiler to the wall for the heating and hot water systems, a double-glazed door opening to the side, recess and plumbing for a washing machine, space for a dryer, a radiator and high-level shelving around the perimeter.

FIRST FLOOR LANDING

From the entrance hall, the stairs lead to the first floor with a white painted handrail. The landing has a radiator, a uPVC double glazed window and an access point the loft. The loft is accessed via drop-down wooden ladder and has been boarded for storage purposes. There is also a door to a storage cupboard with the pressurised hot water storage tank with airing space to the side.

BEDROOM

11' 2" x 11' 1" (3.4m x 3.38m)

Spacious double bedroom to the front of the property with light neutral decor and one feature papered wall. UPVC double glazed window to the front with blind, a double radiator and recess offering excellent space free freestanding wardrobe. A door opens to the former ensuite, which has been converted into a dressing room. We are advised that the plumbing is still available for reconnection if required.

DRESSING ROOM

4' 9" x 6' 10" (1.45m x 2.08m)

Light grey woodgrain flooring, a radiator, uPVC double glazed window and a built-in shelving unit with hanging rail.

BEDROOM

7' 9" x 9' 11" (2.36m x 3.02m)

A lovely room to the rear of the property with light decor in pink and white and a uPVC double glazed window to the rear with blind, offering an aspect down

to the rear garden and neighbouring properties beyond. Complete with a radiator and offers an excellent larger single, or smaller double room.

BEDROOM

7' 9" x 8' 2" (2.36m x 2.49m)

Comfortable and well-proportioned single bedroom to the rear of the property, with a uPVC double glazed window looking down towards the rear garden and the neighbouring properties beyond. There is a radiator and ample space for a bed, drawers and wardrobe units.

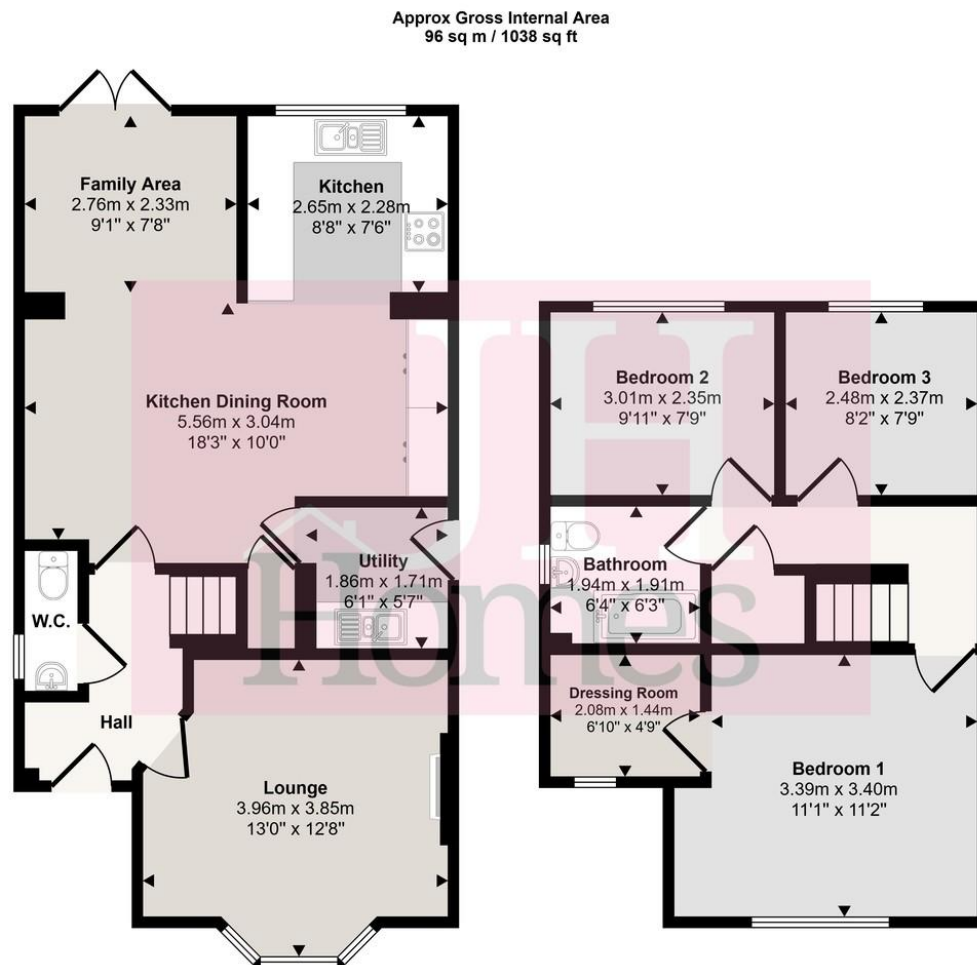
BATHROOM

Fitted with a modern three-piece suite comprising of a P-shaped shower bath with glazed shower screen and modern panelling to the splashback, wall mounted controls for the overhead and flexi-track spray shower and shelving for display shampoos, towels etc. Complete with a wall hung wash hand basin with drawer and mixer tap, plus a WC with pushbutton flush with further panelling around this area. Grey ladder style towel radiator, uPVC double glazed window, modern panelling to the ceiling with inset lights, an extractor fan and a mirror to one wall. Overall, a well-appointed modern bathroom.

EXTERIOR

To the front of the property there is an open garden area with lawn, young trees, shrubs and bushes, with a flagged path leading to the open porch, and a path to the side offering storage, access to the driveway and a gate to the rear. An attractive, well-presented rear garden with an upper flagged patio adjacent to the kitchen doors, with steps down to two areas of grassed garden. There are also two mature cherry trees to the lower section with fencing to the perimeter, and access to an excellent garden room with double doors, light and power points and a canopy over, offering excellent storage space, with further access to the side for storage. In all a lovely area of space complimenting this attractive family home.





Ground Floor
Approx 55 sq m / 595 sq ft

First Floor
Approx 41 sq m / 442 sq ft

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 may not look like the real items. Made with Made Snappy 360.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Proceeding through Swarthmoor after leaving Ulverston, on reaching the roundabout take the first exit onto Main Road, then take the second left onto Trinkeld avenue.

The property can be found by using the following "What Three Words"

<https://w3w.co/pursue.roaming.staple>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 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.

