

44 FOX STREET, SWARTHMOOR, ULVERSTON, LA12 0HT

£200,000

FEATURES

- Garden Fronted Terraced Home
- Modernised & Well Presented Throughout
- Modern Fitted Kitchen With Appliances
- Utility & WC, Yard & Store to Rear
- Open Plan Lounge/Dining Room
- Three Bedrooms
- Enclosed Yard To Rear
- Gas CH System & UPVC Double Glazed
- Parking To Front
- Great Location & Ready For Immediate Occupation

1 | 1 | 3 | Off Road Parking





Most attractive traditional garden fronted mid terrace house situated in this excellent location within the village of Swarthmoor to the outskirts of Ulverston. The property has been greatly improved and modernised over recent months and now offers a perfect "turnkey" style house ready for immediate occupation. With light neutral decor, fresh carpeting, modern fitting kitchen with appliances and uPVC double glazing as well as a gas fire central heating system. Offering accommodation comprising of an entrance hall, through lounge/dining room, fitted kitchen, utility room, ground floor WC, and to the first floor there are three bedrooms and bathroom as well as access via a ladder to a loft room with roof lights. To the front there is off-road parking and a front forecourt garden area. To the rear an enclosed yard and covered store. The property is offered vacant having no upper chain and is considered perfect for a range of buyers including the first-time purchaser professional couple etc. In an excellent location with access to bus routes nearby public house and direct access to the A590 trunk road to Ulverston and Barrow-in-Furness.

Shared path leads to the property through a garden and gravelled parking area. Accessed via a PVC double glazed front door into:

ENTRANCE HALL
Attractive light wood grain laminate flooring, radiator, coving to the ceiling and inset spotlights. High-level electric meter and circuit breaker control point, stairs to first floor and door provides access to:

LOUNGE
10' 8" x 9' 8" (3.25m x 2.95m)
UPVC double glazed window to rear providing a pleasant outlook and excellent natural light. Tastefully decorated with coving to ceiling, radiator, numerous power sockets and ceiling light point. Door to the rear of the room leads into the inner hall, providing access to the remainder of the accommodation.

DINING ROOM
12' 9" x 9' 8" (3.89m x 2.95m)
Beautifully presented and well-proportioned dining room with uPVC double glazed window to front allowing an abundance of natural light to flood the room. Coving to the ceiling, radiator, power sockets and ceiling light point.

HALL
Access to kitchen and door to useful under stairs store.

KITCHEN
12' 0" x 7' 7" (3.66m x 2.31m)
Attractively fitted with a modern range of cream high gloss base, wall and drawer units, complemented by light woodgrain work surfaces with matching upstands, incorporating stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances include an Electra induction hob with cooker hood above and matching oven below, integrated dishwasher and built-in fridge freezer. Inset ceiling spotlights, uPVC double glazed window and uPVC double glazed door with an attractive arched feature pane providing access to the rear yard. To the rear of the kitchen, open access leads down into the utility room.

UTILITY ROOM
Plumbing for washing machine, PVC double glazed door offers direct access to the rear yard and further door leading through to the ground floor WC.

WC
Fitted with modern a two-piece suite comprising of low-level WC with push-button flush and wash hand basin set within vanity unit with mixer tap. UPVC double glazed window to side provides natural light.

FIRST FLOOR LANDING
The landing is split into two distinct areas, with the rear section having a radiator and providing access to a single bedroom and bathroom. The front section of the landing offers access to the loft via drop-down ladder, along with entry to the two front double bedrooms.

LOFT
Accessed from drop-down ladder, fully boarded with two roof lights, electric light and power.

BEDROOM
10' 8" x 13' 1" (3.25m x 3.99m)
Generous room to front of property, enjoying outlook over front garden via a UPVC double glazed window. Radiator, ample power sockets and ceiling light point.

BEDROOM
12' 4" x 7' 6" (3.76m x 2.29m)
Pleasant room enjoying a quiet rear aspect with views beyond neighbouring properties and glimpses of Birkrigg in the distance from the uPVC double glazed window, radiator and ceiling light point.

BEDROOM
6' 7" x 7' 10" (2.01m x 2.39m)
Situated to rear of property, benefiting from uPVC double glazed window, radiator and wall light point. Offering a pleasant open outlook beyond neighbouring properties, with distant views towards Birkrigg.

BATHROOM
Fitted with three-piece suite in white comprising of panelled bath with shower over, pedestal wash hand basin with mixer tap and WC with pushbutton flush. UPVC double glazed pattern glass window, chrome ladder style towel radiator and modern panelling to walls. Cupboard housing Worcester boiler for heating and hot water systems with door to storage area to side.

EXTERIOR
To the front of the property is a flint gravel forecourt providing off-road parking for a smaller vehicle. The front garden beyond features a circular patio seating area, well-stocked borders with shrubs and bushes, and a shared pathway to side leading to the front entrance door. To rear is an enclosed yard accessed from both the kitchen and utility room, with wooden gate providing rear entry and added benefit of a covered storage area.









Approx Gross Internal Area
109 sq m / 1171 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft

First Floor
Approx 45 sq m / 490 sq ft

Second Floor
Approx 19 sq m / 203 sq ft

Denotes head height below 1.5m

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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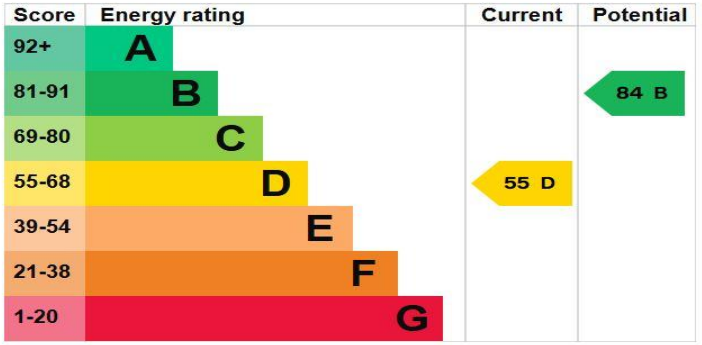
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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric and water are all connected

DIRECTIONS:

From our office turn left up Market Street, at the top turn right onto Queen Street and at the traffic lights turn right. Proceed through the next lights where M&S and Aldi are situated, and on entering Swarthmoor, take the third right immediately after the Miners Arms Public House onto Fox Street where the property is found on the right after Moorgarth. It can also be found by using the following ''What Three Words'' older.suppers.rainwater



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.