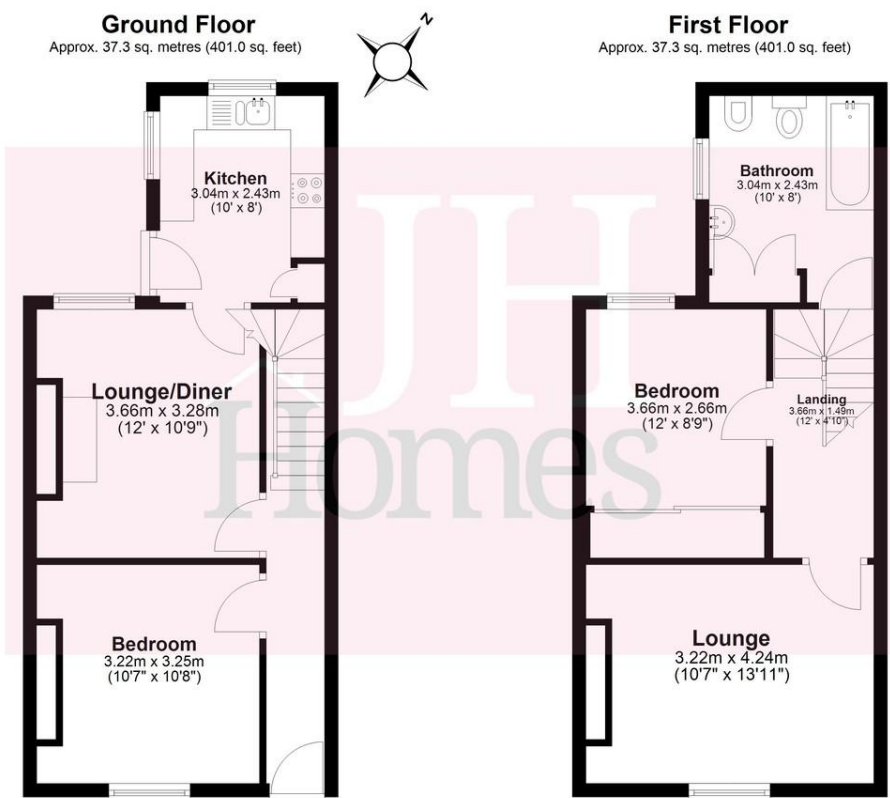




DIRECTIONS

Leaving Ulverston and heading towards Barrow-in-Furness. Proceeding past the Blue Hub Centre and continue through the dip into Swarthmoor. Take your first left into Park Road, proceed to the junction and cross the road and heading towards the end of the road and the property can be found on your right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/entrusted.clouds.hopping>

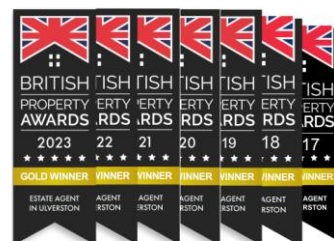
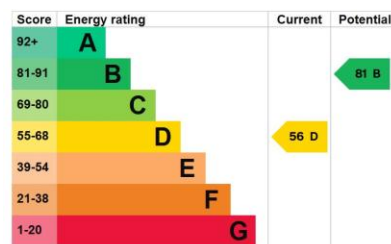
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



£200,000



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PARKING

136 Park Road, Swarthmoor,
Ulverston, LA12 0SD

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Lovely traditional mid terrace cottage property situated in this pleasing location towards the top end of Park Road and positioned with open farmland to the front. This charming property has been well loved by the current owners for over 25 years and is now reluctantly offered for sale with vacant possession, having no upper chain. Comprising of hall, ground floor bedroom, lounge/dining room, kitchen, and to the first floor a further bedroom, bathroom and lounge with pleasant open views. Having the advantage of a pleasant garden space to the rear with storage shed and off-road parking plus a gas central heating system, uPVC double glazing and a good standard of presentation throughout. Considered suitable for a range of buyers with early viewing invited and recommended.



Accessed through PVC front door with two double glazed leaded pattern glass panes and window to door frame opening to:

HALL

Initial tiled floor to entry point was recessed floor matt well, stairs to first floor, radiator, picture rail and high level meters cupboard. Wooden doors to ground floor bedroom and the rear lounge/dining room.

BEDROOM

10' 7" x 10' 8" (3.23m x 3.25m)
UPVC double glazed window to front, radiator, traditional alcove cupboard to one side, electric light and power.

LOUNGE/DINING ROOM

12' 0" x 10' 9" (3.66m x 3.28m)
Central fireplace feature with brick pillars and inset, quarry tiled hearth and rustic mantle shelf over housing a woodburning stove. Central wood dado rail, uPVC double glazed window to rear looking towards the garden area, radiator and door to useful under stairs store.

KITCHEN

10' 0" x 8' 0" (3.05m x 2.44m)
Fitted with a range of base, wall and drawer units with grey patterned work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap and tiling to splash back. Space and point for gas cooker with cooker hood over, space for freestanding fridge freezer, recess and plumbing for washing machine and space for dryer. Gas central heating boiler for the hot water and heating system, uPVC double glazed window to rear, uPVC double glazed window to side and half glazed door.

FIRST FLOOR LANDING

Turn at the three quarter landing with door to bathroom. The main landing then offers access to a further bedroom and lounge.



BATHROOM

10' 0" x 8' 0" (3.05m x 2.44m)
Fitted with a four piece suite in white comprising of panelled bath with corner mounted mixer tap and shower attachment, WC, bidet and wash hand basin set to vanity unit with storage cupboard under. Built-in storage cupboard with shelved airing space and housing modern factory insulated hot water storage tank. Some reduced head height, exposed beam, radiator, low level uPVC double glazed tilt and turn window, tiling to walls and tile effect vinyl flooring.

BEDROOM

8' 9" x 12' 0" (2.67m x 3.66m)
Double room situated to the rear of the property with built in mirror fronted sliding door wardrobes to one wall, uPVC double glazed window offering glimpses of surrounding farmland in the distance, radiator, electric light & power.

LOUNGE

10' 7" x 13' 11" (3.23m x 4.24m)
UPVC double glazed window offering a fabulous aspect to the front, open fire recess with slate hearth, inset lights to ceiling and radiator.

EXTERIOR

To the rear is the excellent advantage of a pleasant enclosed garden space which has a slate crazy paved path with brick edging to a slightly raised flagged patio seating area which gets a pleasant amount of sunlight to the afternoon. Beyond here is a useful wooden storage shed with gate to the side a parking space with gated access to an area used for bins and recycling.

