

FREEHOLD



10 PARK FIELD, SWARTHMOOR, ULVERSTON, LA12 0HW

£287,500

FEATURES

Spacious Semi-Detached House

Level Plot With Off Road Parking & Gardens

Offered Vacant With No Upper Chain

Well Presented Interior With Light, Neutral Décor

Newly Modernised & Refurbished

Three Bedrooms Over Two Floors

UPVC DG & GCH System

Modern Bathroom

Perfect For A Range Of Buyers

Lovely Home With Viewing Invited & Recommended



1



2



3



Off Road
Parking



Great opportunity to purchase a recently refurbished and modernised semi-detached house situated in this popular and conveniently situated residential location within Swarthmoor to the outskirts of Ulverston. Considered suitable for a range of buyers, including the family purchaser with accommodation comprising of kitchen/diner, lounge, dining room, ground floor bedroom and bathroom with two further double bed rooms to the first floor. Complete with gas fired central heating system, uPVC double glazing, driveway and garden space to the front and rear with decking. Offered vacant, having no upper chain and with early internal viewing invited through the Office of JH Homes.

Accessed through a composite front door with double glazed upper pane opening directly into:

KITCHEN/DINER

14' 10" x 8' 11" (4.52m x 2.72m)

Fitted with a modern range of base, wall and drawer units with wooden grain effect work surface over, extending to a breakfast bar incorporating one and a half bowl stainless steel sink and drainer with mixer tap and marble tile effect splash back. Integrated low level oven and electric hob with cooker hood over, built-in dishwasher and built-in washing machine. LED lights inset to ceiling, light wood grain effect laminate flooring, uPVC double glazed windows to front and side along with full-length PVC double glazed door to side. Connecting modern wooden panel door opens to:

LOUNGE

17' 0" x 10' 10" (5.18m x 3.3m)

UPVC double glazed picture window to front overlooking the front gravelled garden area, wood grain laminate flooring and radiator. Wall mounted sockets ideal for a wall hung TV and modern wooden panel door to inner hall.

INNER HALL

Access to ground floor bedroom, bathroom and secondary reception room.

BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m)

Fitted with a modern three-piece suite comprising of panelled bath with black mixer tap and over bath shower control with flexi-spray and fixed rain head and vanity unit housing wash hand basin and low level, dual flush, concealed cistern WC. Wood grain tile effect panelling, further splashback tiling, black ladder style towel radiator and wood grain flooring. UPVC double glazed window to side, extractor fan and lights to ceiling.

BEDROOM

8' 4" x 9' 2" (2.54m x 2.79m)

UPVC double glazed window to rear looking to the garden, radiator and cupboard housing the Ideal gas combi boiler for the heating and hot water systems.

SECONDARY RECEPTION ROOM

13' 3" x 10' 11" (4.04m x 3.33m)

Set of PVC double glazed French doors opening to a decked area with the rear garden beyond, open under stairs area, radiator, wood grain flooring and stairs to first floor.

FIRST FLOOR LANDING

Access to two bedrooms.

BEDROOM

25' 2" x 9' 2" (7.67m x 2.79m)

Double room with exposed beams and reduced head height to the side of the room. Radiator and uPVC double glazed window to gable offering distant views beyond the neighbouring properties.

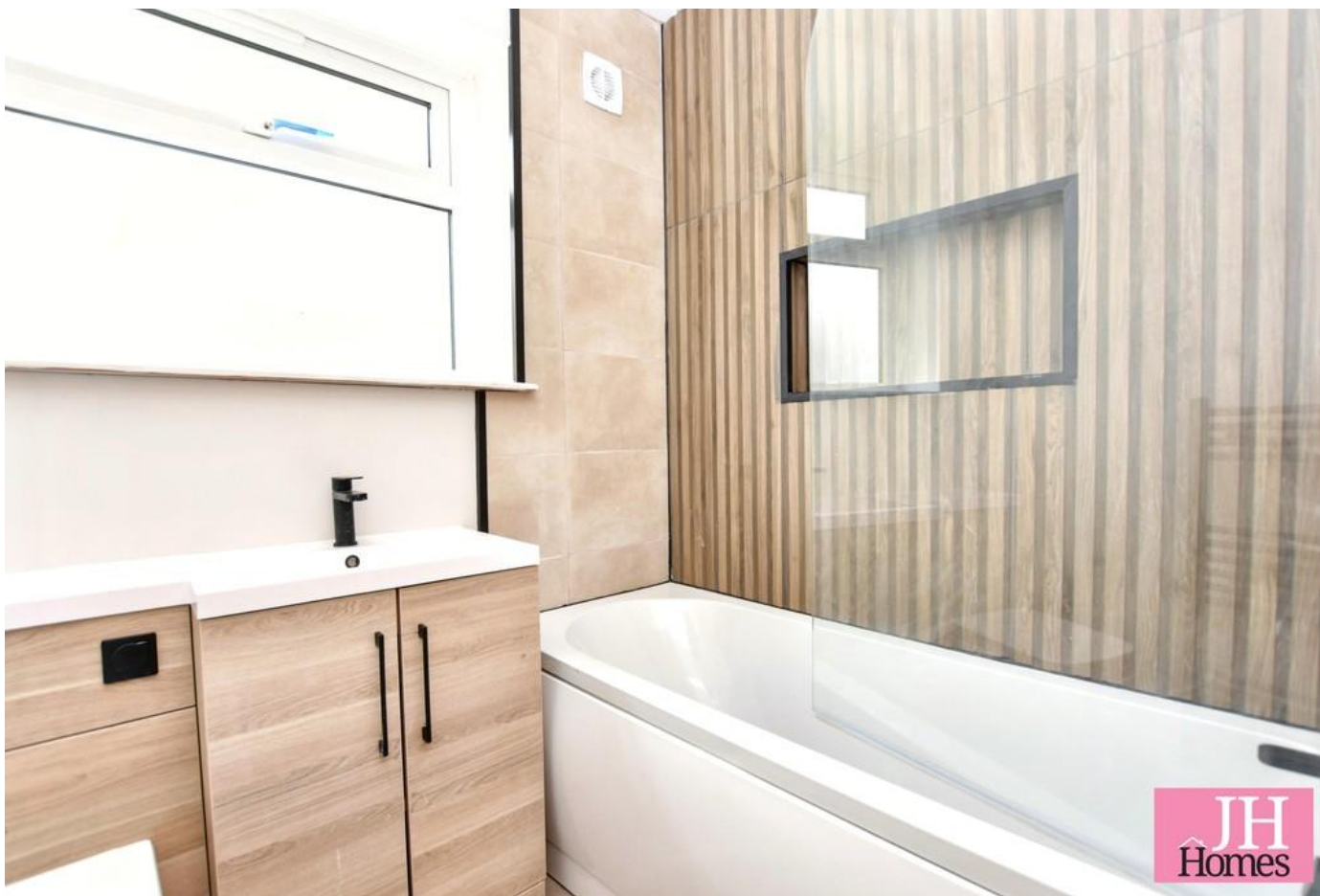
BEDROOM

25' 0" x 10' 8" (7.62m x 3.25m)

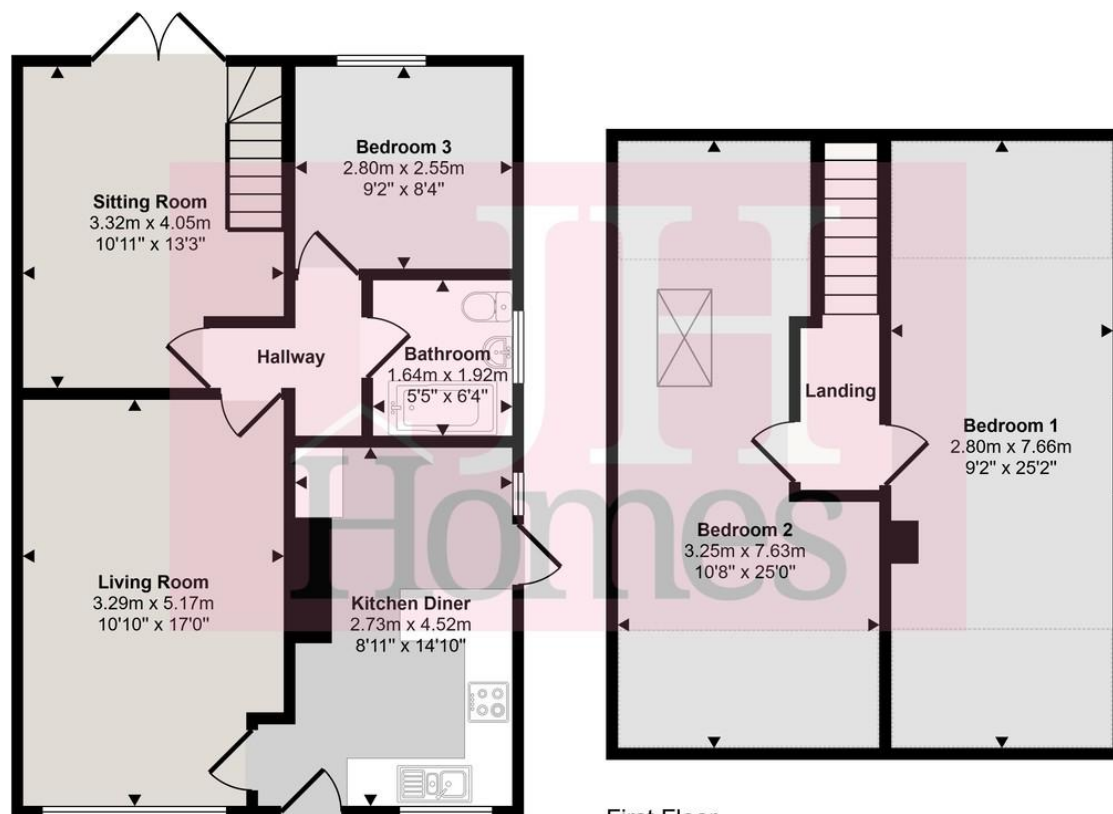
Further spacious double room with reduced head height to the sides, exposed beams, radiator and Velux double glazed roof light.

EXTERIOR

To the front of the property there is gated access to a drive running to the front and side of the property. The front garden is gravelled and ready for landscaping. The rear offers a grassed garden area with modern decked area with fencing to the sides and it offers an excellent outside space again ready for further landscaping, complementing this well-proportioned property.



Approx Gross Internal Area
106 sq m / 1137 sq ft



First Floor
Approx 48 sq m / 512 sq ft

Ground Floor
Approx 58 sq m / 625 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.

Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains services include gas, water, drainage and electric.

PLEASE NOTE: Since the EPC was conducted several upgrades have been made

DIRECTIONS:

Leaving Ulverston and heading towards Barrow-in-Furness, proceed 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 heading towards the end with the sports field on your left. Take the third turn on the right into Parkfield and then the property can be found on your right and by using the following "What Three Words"

<https://w3w.co/weeknight remodel.hikes>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	1 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.

