

FREEHOLD



# 7 PARK SIDE, SWARTHMOOR, ULVERSTON, LA12 0HR

## £335,000

### FEATURES

- Excellent Semi-Detached Family Home
- Well Presented Throughout
- Popular Residential Location
- UPVC Double Glazing & Gas-Fired Central Heating
- Lounge & Breakfast Kitchen
- Dining Hall & Bedroom 4 / Dressing Room
- Enclosed Garden & Garden Room/Bar
- Bathroom & Three First Floor Bedrooms
- Perfect For A Range Of Buyers
- A Comfortable Home In a Great Location



 2  2  3  Off Road Parking



The property offers a spacious semi-detached home that has been improved, altered and modernised to offer a stylish and deceptively spacious home in this pleasing residential location. The property benefits from a good standard of presentation, uPVC double glazing and a gas fired central heating system. It is sat on a pleasant plot with gardens to the front and rear, with the rear garden being enclosed and having the advantage of a garden room and separate utility area, with driveway parking to the front. The accommodation comprises of an entrance porch, breakfast kitchen, lounge, dining room, bathroom, ground floor bedroom/dressing room, and to the first floor are three further good bedrooms with a master ensuite. The property is perfect for the family buyer and is in a most convenient residential location with good access to both Ulverston and Barrow, with good catchment to primary and secondary schools. In all a great home in a pleasing location with early viewing invited.

Accessed through a uPVC double glazed porch with pattern glass pane windows and a PVC double glazed pattern glass door opening into the kitchen. The porch has a tiled floor, radiator and polycarbonate style roof.

#### **KITCHEN/BREAKFAST ROOM**

*14' 10" x 9' 6" (4.52m x 2.9m)*

Fitted with a range of base, wall and drawer units with grey patterned worktop over incorporating stainless steel bowl and a half sink unit with drainer, mixer tap and splash back tiling. Integrated gas hob with splashback and cooker hood above and electric oven below, recess and plumbing for a dishwasher, space for a freestanding fridge/freezer and a breakfast bar area, offering additional work surface and seating space. There are uPVC double glazed windows to the front and side, a tile effect floor, radiator and modern wooden door to the hall. Door to:

#### **LOUNGE**

*17' 1" x 10' 11" (5.21m x 3.33m)*

Well-presented and proportioned room with modern decor, feature papered chimney breast wall and Smeg feature fire making a fantastic focal point to the room. There is a uPVC double glazed window to the front with blind, a radiator and two ceiling light points. A glazed panel door to the rear of the room opens to:

#### **DINING ROOM**

*13' 1" x 10' 11" (3.99m x 3.33m)*

A spacious area which has staircase to one side leading to the first floor with feature wooden newel post, handrail, and glass panelling to the first floor. There is also a low door to the understairs store. The room has a grey woodgrain effect laminate flooring and grey decor to the walls with inset lights to the ceiling and a ceiling light point to the dining area. A set of PVC double glazed doors open to the rear garden and there are further doors to the bathroom and ground floor bedroom, currently utilised as dressing room.

#### **BEDROOM / DRESSING ROOM**

*8' 2" x 9' 6" (2.49m x 2.9m)*

Versatile room that is currently fitted as a wardrobe and dressing room with a uPVC double glazed window looking into the garden area. There is a radiator and grey decor to the walls, with the storage removed it would make a further pleasant bedroom, home office etc.

#### **BATHROOM**

Pleasant bathroom fitted with a three-piece suite in white comprising of a panel bath with wall mounted mixer tap and over bath shower, full tiling to the shower surround, WC with push button flush, a wall hung wash hand basin with mixer tap and a mirror to the wall with LED lights. A uPVC double glazed pattern glass window is to the side with a blind, and there also

a chrome ladder style towel radiator, panelling for the ceiling within inset lights and overall offers a well-appointed and modern bathroom.

#### **FIRST FLOOR LANDING**

From the dining room the staircase leads to the first floor with a turn at the half landing where there is a brick glass window. The main landing has further wood newel posts and handrail with glass panelling, and doors to the bedrooms.

#### **BEDROOM**

*14' 7" x 9' 6" (4.44m x 2.9m)*

Spacious double bedroom with light attractive decor including a feature paper wall with a uPVC double glazed tilt and turn window to the side. The room has a central ceiling light point, a double radiator, plus a door to a walk-in eaves storage area with integrated shelving, hanging rails and lighting. To the far side of the room a glazed panel door to:

#### **ENSUITE**

Fitted with a three-piece suite in white comprising of a WC, wall hung wash hand basin with mixer tap, and a glazed shower cubicle with shower and recessed shampoo/soap shelf. There is panelling to the ceiling, a radiator, a chrome ladder style towel radiator, uPVC double glazed window and full grey pattern tiling to the walls and matching tiles to the floor.

### BEDROOM

12' 3" x 10' 9" (3.73m x 3.28m)

Situated to the front of the property and has some reduced head height one side, plus a double-glazed roof light with blind. It offers a spacious double bedroom with attractive modern décor and a range of built-in cupboards, a radiator and access point to the loft.

### BEDROOM

7' 0" x 10' 11" (2.13m x 3.33m)

Situated to the rear with a uPVC double glazed window offering an aspect beyond the garden, neighbouring properties and over the surrounding countryside. There is a radiator and a built-in open wardrobe unit with hanging rail, overall offering a good single room.

### EXTERIOR

To the front of the property there is a set of double gates to the concrete drive which offers good parking and a front gravelled garden area. An area of deck leads to the porch, to the end of the drive is a door to the rear utility room/store with the garden and garden room beyond. The enclosed rear garden is an excellent feature of the property and has been designed for reduced maintenance and enjoyment. There is an area of deck and artificial garden, offering pleasant sunny sitting areas with a useful covered barbecue area.

### UTILITY AREA & GARDEN ROOM

There is a door to the garden room and back to the drive, plus plumbing for a washing machine and space for a fridge/freezer etc. The garden room/bar is accessed through a PVC double glazed door and is of excellent proportions. It offers a great area with a built-in bar and a set of PVC double glazed French doors to the garden. Plus panelling to the walls, ceiling, and offers a superb and versatile room; an excellent complement to the property.

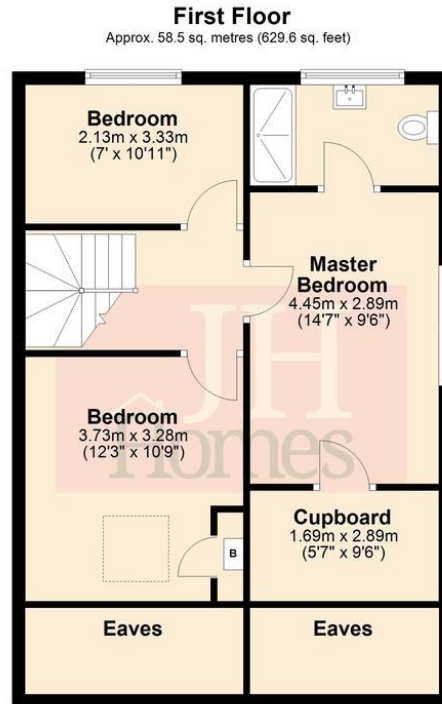
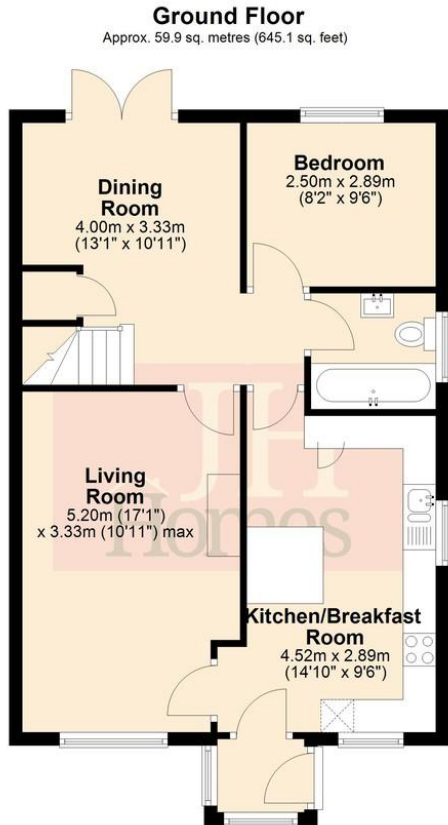


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Total area: approx. 118.4 sq. metres (1274.7 sq. feet)

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

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

**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 first left into Park Side.

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

https://w3w.co/donor.nuptials.brotherly

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 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.

