

FREEHOLD



6 MEADOWSIDE, SWARTHMOOR, ULVERSTON, LA12 0XD

£323,000

FEATURES

- Lovely Detached Home
- Quiet Cul-de-Sac Location
- Well Presented Throughout
- Lounge/Dining Room
- Fitted Kitchen & Utility Room
- Three Good Bedrooms
- Modern Bathroom
- Gas CH System & UPVC Double Glazing
- Double Width Drive & Lovely Landscaped Garden
- Early Viewing Invited & Recommended



A beautifully presented detached family home tucked away in a peaceful cul-de-sac on this sought-after residential development on the outskirts of Ulverston. This is a bright, welcoming property with a consistently high standard of presentation throughout, offering comfortable, versatile living ideal for a wide range of buyers. With uPVC double glazing and gas central heating system, the accommodation includes an entrance hall, spacious lounge/diner, fitted kitchen, utility room, three bedrooms and a modern family bathroom. Outside, the double-width driveway provides excellent parking, while the attractive landscaped rear garden is a real highlight, complete with a charming garden room that creates a superb alfresco dining and entertaining space. Reluctantly offered for sale due to relocation, this lovely home truly deserves early viewing.

The property is accessed through an open shelter porch with a PVC feature double glazed door with pattern glass and leaded upper panes. Opening into:

ENTRANCE HALL

Welcoming with light neutral decor, feature staircase leading into the first floor and a light woodgrain effect laminate floor which extends from the hall into the adjacent utility room.

LOUNGE/DINER

19' 7" x 11' 4" (5.97m x 3.45m)

Beautifully presented with light, attractive and neutral decor, coving to the ceiling, dado rail and two feature ceiling light points with decorative roses. UPVC double glazed window to the front with fitted vertical blind, twin opening upper panes overlooking the front garden and a set of PVC double glazed sliding patio doors with blinds offering a fabulous view onto the beautifully presented rear garden area. The room is of good proportions with space for living and dining purposes, a central decorative feature fireplace with a conglomerate feature fire surround inset and health and a living coal flame effect gas fire. Complete with two radiators and a door to the rear opening to the kitchen, offering a comfortable family room.

KITCHEN

8' 8" x 12' 2" (2.64m x 3.71m)

Attractively presented and fitted with a range of base, wall and drawer units with granite effect worktop over incorporating single drainer bowl and a half sink, mixer tap and splash back tiling. UPVC double glazed window offering lovely aspect over the rear garden, plus integrated appliances, including an electric oven with glass splashback and cooker hood above, space for a fridge freezer and a good-sized wine/beer fridge. The kitchen has tiling into the floor and inset lights to the ceiling, an under stairs store and a PVC double glazed pattern glass door to the side opening to the garden area.

UTILITY ROOM

11' 2" x 8' 10" (3.4m x 2.69m)

Credited from the conversion of the former garage and is well fitted with a range of base and wall cupboards, with a grey decor panel and white patterned worksurface. Stainless-steel sink unit with mixer tap, recess and plumbing for a washing machine and space for a dryer or further fridge freezer etc. Complete with radiator and wall mounted Valliant gas combi boiler for the heating and hot water systems.

FIRST FLOOR LANDING

From the entrance hall the stairs lead to the first floor with a modern wooden handrail opening to a spacious landing. UPVC double glazed window with fitted blind offering a pleasant aspect down to the rear garden, access point to the loft and door to an airing cupboard with shelving.

BEDROOM

11' 6" x 11' 8" (3.51m x 3.56m)

Well-proportioned double bedroom with a uPVC double glazed tilt and turn window to the front with fitted blind, offering a pleasant aspect over the cul-de-sac to the front. Attractive light décor, wood grain effect laminate flooring and a radiator, offering an excellent master bedroom.

BEDROOM

11' 7" x 8' 9" (3.53m x 2.67m)

UPVC double glazed tilt and turn window with fitted blind offering an aspect to the front. Room of good proportions with a wood grain laminate flooring, built-in single bed over the bulkhead storage area and attractive decor, offering an excellent family room.

BEDROOM

7' 10" x 8' 5" (2.39m x 2.57m)

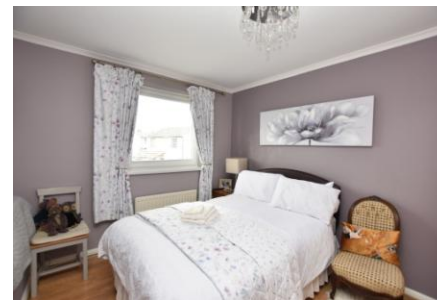
Single room situated to the rear of the property with a uPVC double glazed tilt and turn window with blind, offering a pleasant aspect down to the rear garden. Complete with wood grain laminate flooring and attractive décor.

BATHROOM

Fitted with a three-piece suite in white comprising of a pedestal wash hand basin, bath with mixer tap, folding shower screen, over bath electric shower and a WC. Full tiling to the walls, uPVC double glazed tilt and turn window, chrome ladder style towel radiator, tiling to the floor and inset lights to the ceiling.

EXTERIOR

To the front of the property there is a grassed area with borders and a double width driveway offering off-road parking. The former garage has been converted to a garden store and utility room. There is access to the side leading to the rear garden, which is a particular feature of this lovely home. It is extremely well presented and landscaped with flagged patio areas and a deck offering variety and further seating space. To the corner of the garden there is an excellent wooden building with electric light point in front of the deck and is accessed through double doors with matching windows to the side. There is a lovely ornamental pond with recirculating water feature, mature well stocked raised beds and the gardens are particularly well stocked and planted with a variety of trees, shrubs and bushes. A lovely area of outside space which is a compliment to this excellent home.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

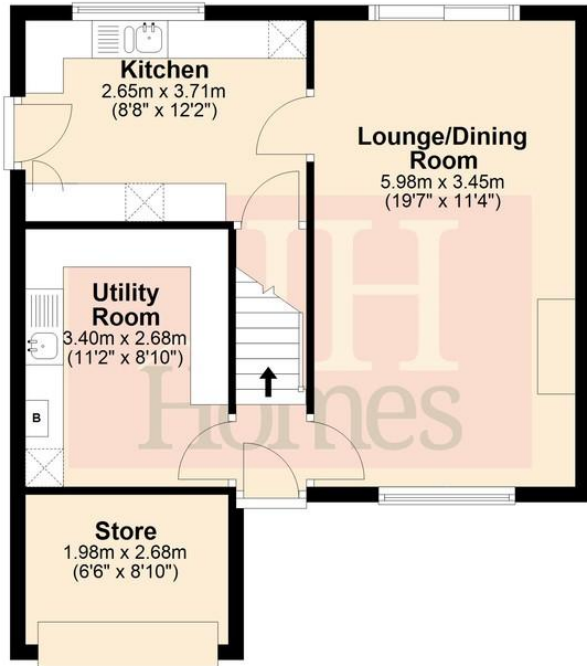
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Proceed through Swarthmoor after leaving Ulverston, upon reaching the roundabout take the first exit onto Main Road, then take the second left onto Trinkeld Avenue. Proceed along Trinkeld Avenue and take the second turn on the right, and the property is at the bottom left side. It can also be found by using the following "What Three Words"<https://w3w.co/relaxing.cheetahs.dates>

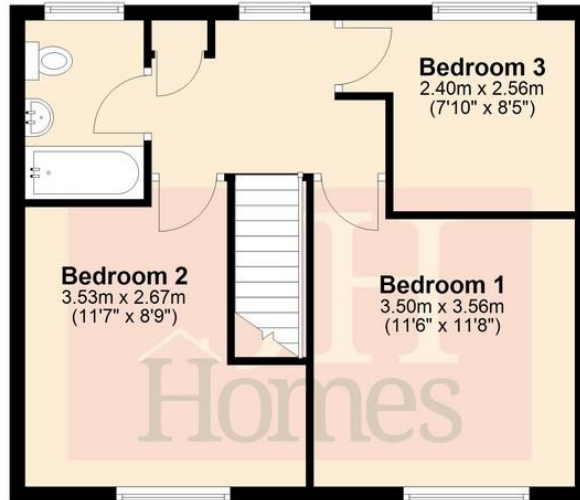
Ground Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Total area: approx. 94.2 sq. metres (1014.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	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.

