

FREEHOLD



10 MEADOWSIDE, SWARTHMOOR, ULVERSTON, LA12 0XD

£310,000

FEATURES

- Excellent Detached Home, Ideal For Families, Professionals Or Downsize
- No Onward Chain - Move In Ready
- Generous Plot With Gardens To Front & Rear
- Driveway Parking For Several Vehicles
- Three Bedrooms & Bathroom
- Well Maintained Throughout - Light, Neutral Decor
- Spacious Lounge/Dining Room With Patio Doors To Rear Garden
- Gas CH System & UPVS DG Throughout
- Good EPC Rating (C) - With Potential To Achieve B
- Early Viewing Recommended



 1  1  3  Garage, Off Road Parking

JH
Homes

A well-presented modern family home set in a quiet cul-de-sac on the popular Trinkeld development, just outside Ulverston. Offered with no chain, the property features three bedrooms, spacious lounge/diner, breakfast kitchen and family bathroom. Set on a generous plot with ample parking, single garage, gardens to the front and rear, plus a gas central heating system and double glazing throughout. Conveniently located near Ulverston's shops, cafés, pubs and supermarkets (including M&S and Aldi), with a primary school within walking distance and secondary schools nearby. This home represents an excellent opportunity and early viewing is recommended.

Accessed via an open shelter porch with a wooden door and central oval pane. Opening into:

ENTRANCE HALL

Radiator, light white decor and stairs to the first floor. Door to:

LOUNGE/DINER

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

Most pleasant light and airy room with a uPVC double glazed window to the front and patio doors to the rear. Decorative fireplace with white surround and conglomerate style inset and hearth with a living coal flame effect gas fire, two radiators, coving to the ceiling and space to the rear of the room for a dining table. Door to:

KITCHEN/BREAKFAST ROOM

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

Fitted with a modern range of base, wall and drawer units with patterned worktop over incorporating stainless steel sink unit with drainer, mixer tap and splash back tiling. Gas hob with electric oven underneath, plumbing for a slimline dishwasher and recess and plumbing for a washing machine. Space for a fridge/freezer, breakfast bar area with radiator underneath, uPVC double glazed window to the rear offering an outlook to the garden and a double-glazed door to the side, with a further door to the understairs store. The kitchen has light white décor, wood grain vinyl style flooring and a wall cupboard housing the modern Worcester combi boiler for the heating and hot water systems.

FIRST FLOOR LANDING

From the entrance hall the stairs lead to the first-floor landing with a white painted handrail. The landing is a good size and has a uPVC double glazed window offering an aspect down to the rear garden and over the rooftops towards Hoad Monument in the distance. There is also access to the loft and a door to a useful shelved cupboard.

BEDROOM

11' 5" x 11' 4" (3.48m x 3.45m)

Double bedroom with white decor to the walls and ceiling, plus a uPVC double glazed window, radiator and coving to the ceiling.

BEDROOM

11' 5" x 9' 1" (3.48m x 2.77m)

Built-in cupboards and wardrobe space over the stairs, a radiator, light white décor and a uPVC double glazed window, making an excellent double room.

BEDROOM

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

Generous third bedroom, perfect for use as a home office. UPVC double glazed window looking down to the rear garden and towards Hoad in the distance, light white decor to the walls and ceiling and a radiator.

BATHROOM

Fitted with a white three-piece suite comprising of a WC, pedestal wash hand basin, panelled bath with over bath thermostatic shower and glazed screen and tiling to all walls as well as timber panelling to the ceiling. There is a glass shelf and bathroom cabinet above the sink, a radiator, uPVC double glazed pattern glass window and an extractor fan.

EXTERIOR

Situated towards the head of a cul-de-sac and has a concrete driveway offering parking for several vehicles and access to the garage. There is a lawn to one side and a mature shrubbery stocked with a variety of shrubs and bushes. Access to the side of the garage leads to the rear garden and offers a good area for bin and recycling storage. The rear garden is an excellent complement to the property and has a lower flagged patio beyond which is a grassed area with paths to either side and a pond. The upper garden offers a further flagged area and an aluminium greenhouse, with hedging to one side and fencing to the other, plus a stone raised border. An excellent rear garden offering a pleasant outdoor space to complement this excellent home.

GARAGE

16' 7" x 9' 1" (5.05m x 2.77m)

Single garage with up and over door, and light and power points. Offers potential for conversion into additional living space, fourth bedroom, a home office or playroom/gym if desired, subject to achieving the relevant planning permissions.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

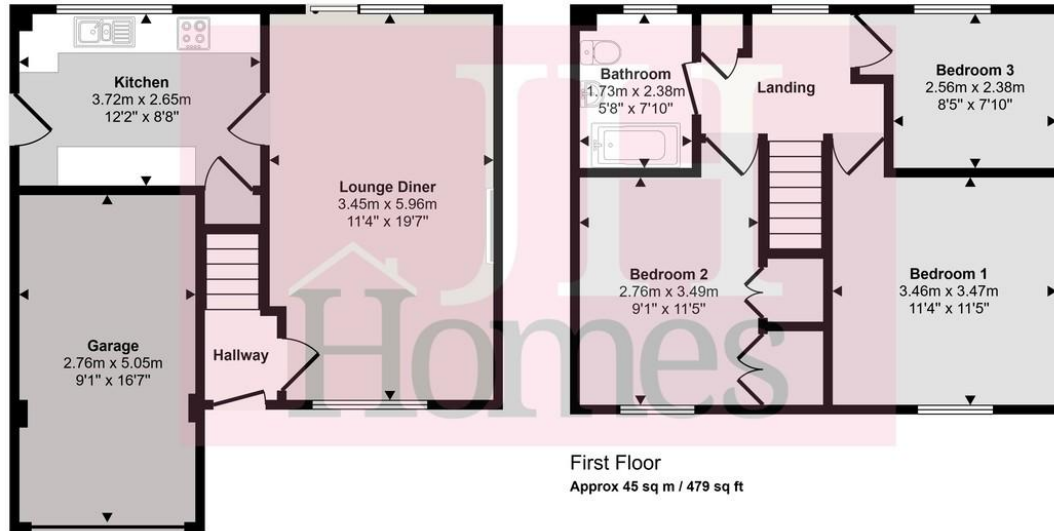
LOCAL AUTHORITY: Westmorland and Furness Council

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/subsystem.vocals.soup>

Approx Gross Internal Area
93 sq m / 1005 sq ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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.

