

FREEHOLD



10 WILLOW COURT, SWARTHMOOR, ULVERSTON, LA12 0HF

£190,000

FEATURES

- Semi Detached Home
- Two Double Bedrooms
- Cul De Sac Location
- Porch & Lounge
- Kitchen/Diner Overlooking Rear
- Family Bathroom To First Floor
- Driveway & Garage
- Front & Rear Gardens
- Sought After Location
- Sold With No Upper Chain



Perfect for first-time buyers, those looking to downsize or investors alike, this well-presented two bedroom home offers comfortable living with the added benefit of off-road parking, a single garage and low-maintenance outdoor space. Enjoying distant views towards open fields from the rear, the property features a bright lounge, fitted kitchen with newly installed air source heat pump system, two well-proportioned bedrooms and a modern bathroom suite. Conveniently located and ready to move into, this charming home also offers excellent scope for personalisation, making it an ideal opportunity to create a space tailored to your own style and needs.

Entered through a PVC door with glazed inserts into:

ENTRANCE PORCH

Upvc double glazed window to front, radiator, space for coats, fuse board and ceiling light point. Wooden door into:

LOUNGE

14' 3" x 12' 2" (4.34m x 3.71m) widest points
Ceiling light point, radiator and uPVC double glazed window to front. Stairs to first floor, thermostatic controls for the hot water and heating system and door into:

KITCHEN

9' 10" x 12' 2" (3m x 3.71m)
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with swan necked mixer tap.

Integrated oven and induction hob with cooker hood over, space and plumbing for washing machine and space for under counter fridge freezer. Tiled splash backs, tiled flooring, ceiling light point, radiator and newly installed air source heat pump for the hot water and heating system. Two uPVC double glazed windows to rear over looking the garden area and PVC door with glazed inserts to side.

FIRST FLOOR LANDING

Access to two bedrooms and bathroom. Ceiling light point, opaque uPVC double glazed window to side and loft access.

BEDROOM

10' 8" x 12' 2" (3.25m x 3.71m)
Double room with uPVC double glazed window to front, radiator, ceiling light point and storage cupboard over stairs.

BATHROOM

7' 0" x 4' 10" (2.13m x 1.47m)

Fitted with a white three piece suite comprising of panelled bath with mixer taps and shower attachment, low level, dual flush WC and pedestal wash hand basin with mixer taps. Tiled to walls, extractor, ceiling light point and radiator. UPVC, opaque double glazed window to rear.

BEDROOM

9' 11" x 6' 11" (3.02m x 2.11m)

Excellent sized single or small double with uPVC double glazed window to rear with views between the houses of the fields beyond, radiator and ceiling light point.

EXTERIOR

To the rear is an easy to maintain garden area whilst is fully decked but offers excellent scope for personalisation. Heat pump and to the side is a single garage with ample parking.

GARAGE

15' 0" x 9' 4" (4.57m x 2.84m)

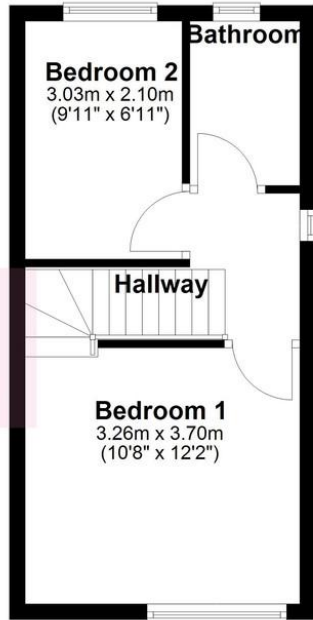
Up and over door and wooden single glazed window to side.



Ground Floor
Approx. 28.8 sq. metres (310.5 sq. feet)



First Floor
Approx. 27.2 sq. metres (293.0 sq. feet)



Total area: approx. 56.1 sq. metres (603.5 sq. feet)

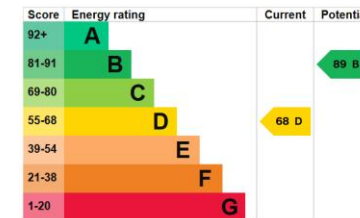
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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains services include gas, water, drainage and electric
PLEASE NOTE: Since the EPC was carried out 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. Turn first right onto Park Avenue and turn right again into the cul de sac which becomes Willow Court. The property can be found by using the following "What Three Words" <https://what3words.com/longer.louder.officers>



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.