

**DIRECTIONS:** Leaving Ulverston along Queen Street, at the traffic lights turn right onto the A590 heading out of Ulverston. Continue pass the Blue Hub centre, where Aldi and M&S are situated, continue along through Three Bridges and when leaving the dip take the first turning on the left into to Park Road. Continue to the end of Park Road, straight across the junction, continue a short distance further along Park Road with the playing field on the left and turn right into Park Avenue. Number 72 is situated on your left hand side.

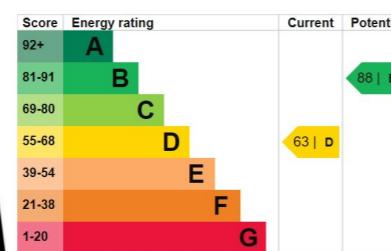
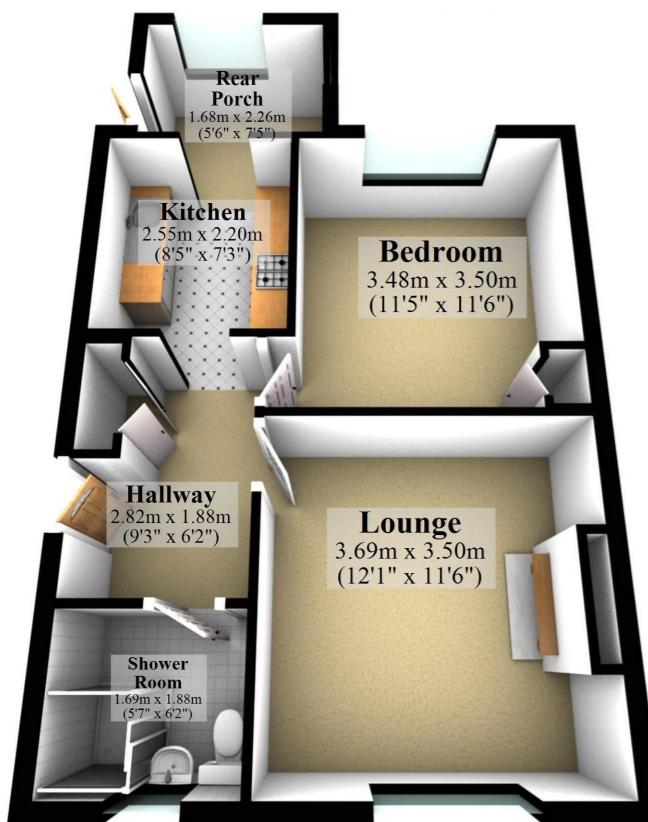
**TENURE:** Freehold

**COUNCIL TAX:** Band A

**LOCAL AUTHORITY:** South Lakeland district Council

**SERVICES:** Mains drainage, gas and electricity are all connected.

**Viewing strictly through J H Homes.**



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



**JH  
Homes**

**One Bedroom End Terrace Bungalow  
Popular Village Location  
FOR SALE £120,000**



**72 PARK AVENUE, SWARTHMOOR, ULVERSTON, CUMBRIA, LA12 0HN**

We are pleased to bring to the market this excellent end terrace bungalow situated in a level and convenient position within the village of Swarthmoor. The property is offered for sale with early and vacant possession having no upper chain. The property is presented to a good standard with light décor, grey carpeting and a modern recently installed shower room. The property has gas fired central heating and uPVC double glazing and offers a comfortable home ideal for retired person or first-time buyer. With driveway to the front offering parking for one vehicle and rear garden areas. Located adjacent to Park Road and offering convenient access to Ulverston and its amenities. The accommodation briefly comprises entrance hallway with boiler cupboard, lounge with feature fireplace and living flame gas fire, kitchen with fitted units and tiled floor and open access to rear porch area. One Double Bedroom and a modern shower room. In all an excellent opportunity with early viewing invited.  
**Please note this property is subject to a SLDC local occupancy restriction.**

**For more information call 01229 314049 or 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

**EPC Rating: D**



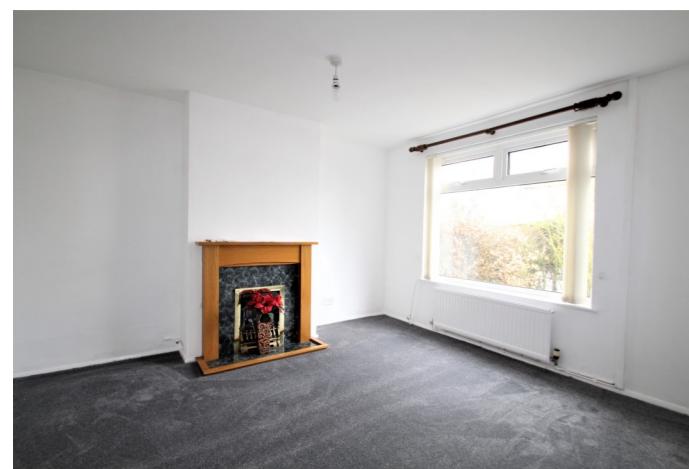
**ACCOMMODATION**

The property is accessed via uPVC double-glazed door which opens to the entrance hallway. The hall has a double radiator power socket and telephone point. Double doors are to a cupboard offering storage and housing the Potterton combi boiler for the central heating and hot water systems as well as the electric circuit breaker point.

**LOUNGE**

**12ft 1' 3.70 11ft 5' 3.15**

With uPVC double glazed window to the front with fitted blind. A lovely room having a central fireplace feature with pine shaded fire surround, marble effect inset and with a living coal flame effect fire. There are power sockets, TV aerial point and ceiling light point and radiator.

**KITCHEN**

**8ft 4' 2.54 x 7ft 2' 2.19**

A range of fitted base and wall units with a light shaded decor panels with dark wood trim complemented with a grey patterned work servicing and tiled splashbacks with a single drainer stainless steel sink unit. There is a double radiator, space for a fridge freezer and recesses suitable for washing machine fridge etc and an electric cooker point. Two steps provide access to the open rear porch area with tiling to the floor, which has two uPVC double glazed windows and a uPVC door to the side.

**BEDROOM**

**11ft 4' 3.47 x 10ft 5' 3.18**

With a uPVC double glazed window go to the rear which looks to the rear garden this pleasant double bedroom which has power sockets, TV aerial wire and a central heating radiator. To the corner of the room is a cupboard which is shelved for storage purposes. Within the within the room there is a loft access hatch.

**SHOWER ROOM**

**6ft 2' 1.89 x 5ft 4' 1.64**

uPVC double glazed window to the front. A lovely modern shower room fitted with a three-piece suite, comprising a large walk-in shower with glazed screen with a thermostatic shower with fixed rain head and flexi track spray.



A unit comprising the sink with mixer tap and under sink cupboard, as well as a concealed push button cistern to the WC. The shower room has modern marble effect panelling to the walls and white PVC panelling to the ceiling with an inset light. There is a tall chrome ladder style towel radiator. An attractive modern facility.

**EXTERNAL**

Galvanized Gates provide access to the drive which offers parking for one car. There is a front forecourt with beech hedging providing screening to the front and side with shrubs and slate shingle areas. A pathway leads to the side to the side of the property where the door opens to the property. The pathway continues with border areas and onto a useful store with access adjacent to the rear porch. The path passes around the store to the rear garden. The garden to the rear garden has pleasant sunny aspects and is has artificial grass as well as a flag patio with borders having shrubs and bushes. It offers a sunny and sheltered seating area.

