

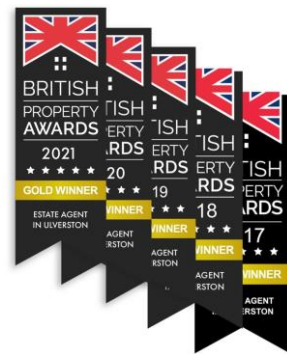
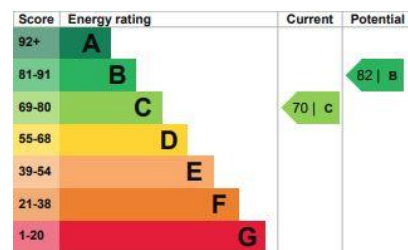


DIRECTIONS

proceeding out of Ulverston along the A590 heading towards Barrow-in-Furness. Continue through the traffic lights by the blue light hub with Marks & Spencer's & Aldi to your left. Continue past Three Bridges and into Swarthmoor. On reaching Cross-a-Moor turn left and follow the road taking the 2nd turning on the left into Park Field and number 36 is a short distance on the left hand side just before the turning into Parkside.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX BANDING: C
 LOCAL AUTHORITY: South Lakeland District Council
 SERVICES: All mains services including, gas, electric, water and drainage.



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.



£275,000



1



3



1



GARAGE & PARKING

**36 Park Field, Swarthmoor,
 Ulverston, LA12 0HP**

For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent semi-detached bungalow situated on a spacious plot in this popular and sought-after residential location. The property whilst requiring some general modernisation offers fantastic opportunity and great potential. Three bedrooms including a bedroom to the first floor and ground floor bathroom, set on a spacious plot with driveway, garage, gas central heating system and double glazing. Offering family sized accommodation, but still being suited to a range of buyers, early viewing is invited/recommended to appreciate the excellent potential on offer.



Accessed through a double-glazed door, opening into:

ENTRANCE PORCH

5' 8" x 5' 6" (1.74m x 1.7m)

Double doors providing access to a coats cupboard with hanging rail and shelf. Door connecting to:

SITTING ROOM

18' 9" x 10' 10" (5.73m x 3.31m)

Well-proportioned room with double-glazed window to the front elevation looking towards the front garden and neighbouring properties beyond. Traditional, central tiled feature fireplace with living coal flame effect gas fire, radiator, coving to the ceiling, two ceiling light points and two wall light points. Glazed door offering access to:

INNER HALL

Staircase leading to first floor, radiator, door to under stairs store and further connecting doors to two ground floor bedrooms, the bathroom and kitchen.

KITCHEN/DINER

14' 6" x 8' 11" (4.43m x 2.73m)

Good sized room with double glazed windows to the side and rear elevation overlooking the gardens and half-glazed door opening to the sun porch.

Fitted with a range of base, wall and drawer units with modern metallic bar handles complemented with white work surface and tiling to splashbacks. Inset one and a half sink unit with mixer tap. Built-in electric oven, microwave, gas hob and low-level fridge with matching décor panel. Recess and plumbing for washing machine, space for breakfast/dining table, radiator, strip lights to ceiling and woodgrain effect flooring.

SUN PORCH

8' 10" x 5' 6" (2.70m x 1.70m)

UPVC double glazed construction with poly carbonate style roofing with doors to either side and front offering a pleasant seating area accessing the garden.

BEDROOM

11' 10" x 9' 10" (3.63m x 3.00m)

Double room which is comprehensively fitted with bedroom furniture comprising of wardrobes and draw units as well as bedside units. Ceiling light point, radiator and uPVC double glazed window to the rear overlooking the rear garden.

BEDROOM

11' 11" x 8' 6" (3.64m x 2.61m)

Further double room with traditional décor, radiator and ceiling light point. Double-glazed window to the rear with fitted vertical blinds overlooking the garden.



BATHROOM

9' 0" x 6' 10" (2.76m x 2.10m)

Four piece suite comprising of panelled bath, low level WC, pedestal wash hand basin and separate shower cubicle. Partly tiled, radiator and opaque uPVC double glazed window.

FIRST FLOOR LANDING

Featuring 3/4 landing and main landing with access to a built-in storage cupboard and door to bedroom three.

BEDROOM

14' 9" x 9' 1" (4.52m x 2.78m)

Good double bedroom with double-glazed window to the side elevation with fitted blind. Traditional décor, radiator and access to built-in storage cupboard with eaves storage beyond. Access to loft and borrowed light window to the staircase.

EXTERIOR

Accessed through a set of double, galvanised gates opening to the driveway leading to the garage.

The front garden is laid to lawn with borders to the perimeter with a path leading to the front door. To the side there is a rockery style area and a strip of grassed garden leaving round to the rear. The rear garden is of good proportions, level and offers a fabulous outside space with large patio, raised borders, greenhouse, outside tap and composting area etc. Pleasant, sunny aspect and is a great feature of this excellent bungalow.

GARAGE

Accessed through a modern roller door with double glazed window to the side and housing the gas boiler for the central heating system.

