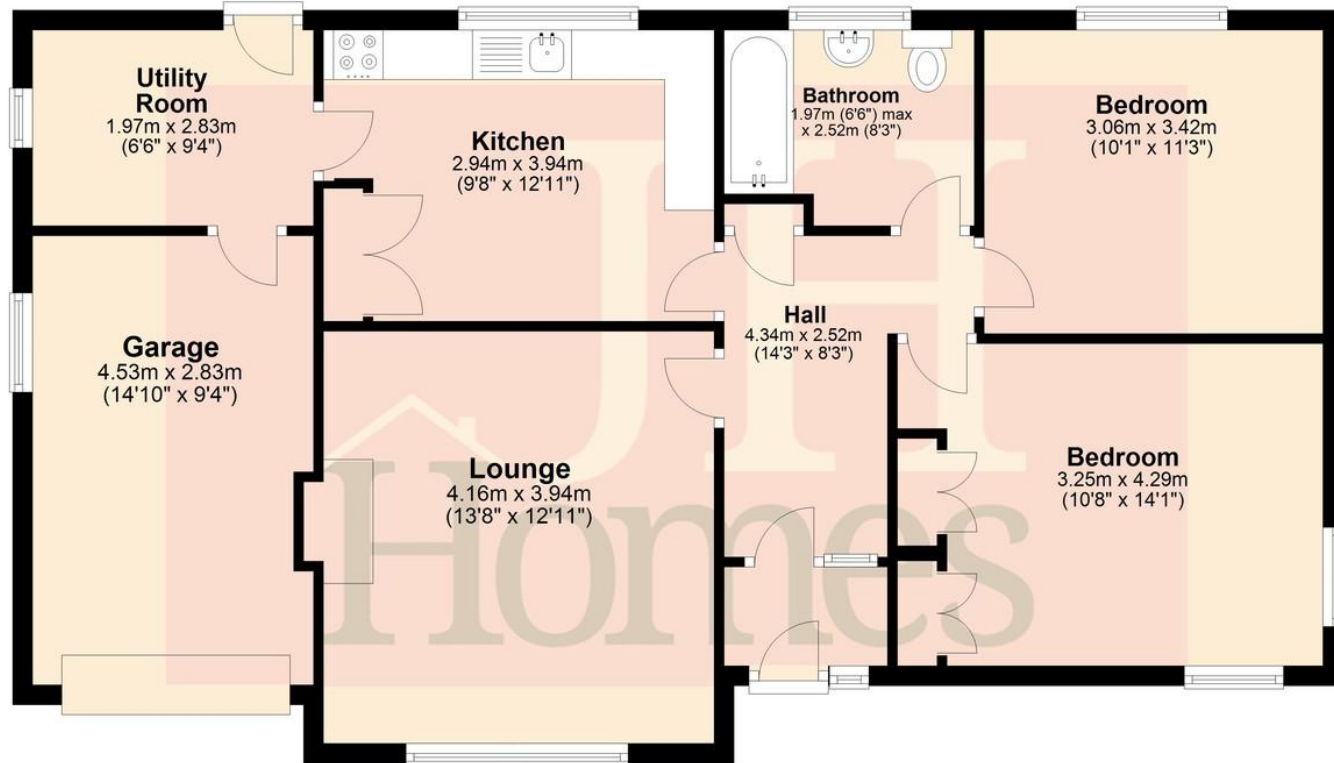


Ground Floor

Approx. 87.1 sq. metres (937.1 sq. feet)



Total area: approx. 87.1 sq. metres (937.1 sq. feet)

DIRECTIONS

Proceeding out of Ulverston Towards Barrow-in-Furness, pass the Blue Light & Retail Hub and continue into Swarthmoor, Continue until you reach the round-a-bout and take the first left, continue for a short while and turn first left again onto Main Road, after a short while Ewbank is on the Right.

The property can be found by using the following "What Three Words" <https://what3words.com/venturing.tweed.spurring>

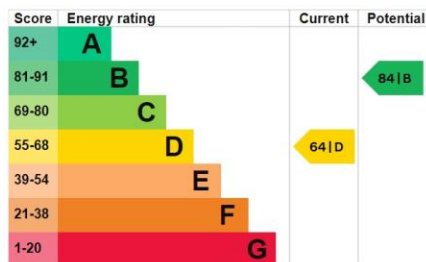
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BAND: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, & Water are all connected. Drainage is by way of a septic tank.



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.



1



2



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GARAGE & PARKING

Ewbank, Main Road,
Swarthmoor, Ulverston, LA12 0RX

For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional detached bungalow situated in this lovely position to the edge of Swarthmoor. Approached from a small cul-de-sac, the property has been owned by the current family since construction in 1953 and is set on a generous plot with some lovely views to the front over the surrounding countryside and Birkrigg in the distance. In need are full modernisation and refurbishment but offering a superb project and potential to create an excellent home in this lovely location. Good-sized garden, driveway, garage and comprises of porch, hall, lounge, kitchen/diner, utility, two double bedrooms and bathroom. Complemented by central heating and double glazing. Offered for sale with early and vacant possession having no upper chain. A great property offering super potential with early viewing invited.



Accessed through a wooden half glazed door opening to:

PORCH

Quarry tiled floor, further half wooden glazed door and matching side window opening to:

HALL

Wood block flooring in a herringbone design, access to all rooms, loft and door to narrow storage cupboard. Radiator, ceiling light point and central heating control clock to wall.

LOUNGE

13' 8" x 13' 0" (4.19m x 3.98m)
Coving to ceiling, central decorative fireplace with wooden surround, tiled hearth and inset Flavell gas fire. Electric light, power points and wood block flooring. UPVC double glazed picture window to front offering fantastic view over the surrounding countryside and Birkrigg to the left.

KITCHEN/DINER

12' 11" x 9' 8" (3.94m x 2.97m)
Fitted with an older range of base, wall and drawer units with marble effect work surface over incorporating stainless steel sink and drainer with mixer tap and tiled upstands. Recess and point for gas cooker, recess and plumbing for washing machine and former airing cupboard housing fridge freezer. Wall mounted Valiant gas combi boiler for the heating and hot water systems, radiator, tiled floor and uPVC double glazed window overlooking the pleasant rear garden. Wooden half glazed door providing access to a utility room.

UTILITY ROOM

9' 5" x 6' 5" (2.89m x 1.96m)
Wooden single glazed window, door opening to rear garden with a further door opening to garage.

BEDROOM

14' 6" x 10' 7" (4.43m x 3.24m)
Double room with two double glazed windows to front and side elevations offering again lovely aspect beyond the garden over the countryside beyond to the front. Radiator, electric light, power points and built-in wardrobe to one wall.



UTILITY ROOM

9' 5" x 6' 5" (2.89m x 1.96m) Wooden single glazed window, door opening to rear garden with a further door opening to garage.

BEDROOM

11' 3" x 9' 10" (3.45m x 3.01m)
Further good double room with double glazed window to rear looking over the garden. Wood block flooring in a herringbone design, radiator, electric light and power points.

BATHROOM

8' 2" x 6' 2" (2.51m x 1.88m)
Traditional style three piece suite in pink comprising of panelled bath with mixer tap, pedestal wash hand basin and WC. Tiled splashbacks and double-glazed pattern glass window to rear.

EXTERIOR

To the front of the property is gated access to the driveway and access to the garage.
The front garden has a grassed area and borders with shrubs and bushes. A pathway to either side leading to the rear.
The rear garden is an excellent size with grassed areas, flagged patios and borders offering mature shrubs and bushes. Useful outside store.

GARAGE

17' 0" x 9' 6" (5.19m x 2.92m)
Single garage with up and over door and single glazed window to side. Electric and gas meters.

