



Total area: approx. 98.7 sq. metres (1062.7 sq. feet)

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 the Cross-a-Moor round about turn left and follow the road taking the 3rd turning on the left onto Park Road and the property can be found shortly on your left.

The property can be found by using the following "What Three Words" <https://what3words.com/fault.shaky.multiples>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

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



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.



£250,000



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GARAGE & PARKING

**132 Park Road, Swarthmoor,
Ulverston, LA12 0SD**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Well positioned semi-detached bungalow situated in this pleasing and popular location. Comprising of hall, lounge, kitchen/diner, conservatory, two double bedrooms, bathroom and garage the property offers comfortable accommodation with gas central heating system, double glazing and great potential for general modernisation/personalisation to a new owner's need. Completing this property is off-road parking and gardens to the front and rear. Considered suited to a range of buyers including those retiring or downsizing and offers a convenient location for access back into Ulverston and to the A590 at the Cross-a-Moor round about.



Accessed through a PVC door with double glazed inserts and matching side windows into:

ENTRANCE HALL

Radiator, powersocket and telephone point. Drop-down ladder to loft and storage cupboard with hanging rail and shelf.

LOUNGE

12' 0" x 15' 1" (3.66m x 4.6m)
Double glazed window and fitted blinds offering an aspect over the front garden and with glimpses of the farmland opposite and Birkrigg in the distance. Feature fireplace with living flame gas fire and side display/TV shelf and display areas, radiator, two wall light points and ceiling light point.

KITCHEN/DINER

11' 11" x 15' 1" (3.63m x 4.6m)
Fitted with a range of base, wall and drawer units with wood grain effect work surface over incorporating one and a half bowl sink and drainer with mixer tap. Integrated gas hob with cooker hood over, built-in microwave and electric oven. Recess and plumbing for washing machine, wall mounted Glow Worm boiler for the heating and hot water systems, radiator, space for free-standing fridge freezer and two doors opening to a shelved linen cupboard housing the hot water tank. PVC door with double glazed inserts to conservatory and double-glazed window with blinds looking to the rear garden.

CONSERVATORY

9' 2" x 9' 4" (2.79m x 2.84m)
UPVC double glazed windows and door, tiled floor, radiator and polycarbonate style roof. UPVC door to garage and door to rear garden.

BEDROOM ONE

12' 0" x 13' 0" (3.66m x 3.96m)
Double room with a range of built-in bedroom furniture comprising of wardrobes with upper storage lockers and dresser drawer unit. Double glazed window to front with fitted blind offering an aspect over the garden, radiator, power points and light.

BEDROOM TWO

11' 11" x 9' 6" (3.63m x 2.9m)
Further double room situated to the rear with radiator, ceiling light point and power socket. Double-glazed window to rear looking to the garden area.



BATHROOM

7' 0" x 8' 0" (2.13m x 2.44m)
Fitted with a cream, three-piece suite comprising of WC, wash hand basin with mixer tap and bath with mixer tap, glazed screen and electric shower. Extractor fan, tiling to walls, radiator and wall mounted electric fan heater.

GARAGE

17' 7" x 9' 4" (5.36m x 2.84m)
Electric up and over door, housing the gas and electric meters and window to the side. Electric light, power points and connecting door to conservatory.

EXTERIOR

The property is accessed through a set of galvanized gates to the driveway which leads to the garage. The front garden is designed for easier maintenance with central patio, slate shingle surround and borders with shrubs and bushes to the perimeter. Access to the side of the garage with a useful wooden garden storage shed, leading round to the rear.
The rear garden has a flagged patio with borders around the perimeter and a further garden area with well-stock borders, gravelled beds, pathway and aluminium framed greenhouse.

