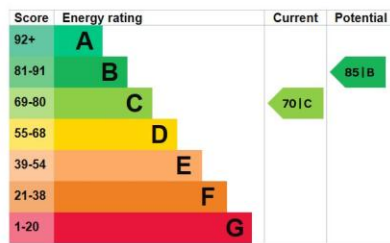


Total area: approx. 98.6 sq. metres (1060.9 sq. feet)



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

£290,000



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GARAGE & PARKING

10 Heather Bank, Swarthmoor,
Ulverston, LA12 0XQ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

An excellent example of well presented detached family home situated in this ever-popular location on the Trinkeld Park Estate. Situated towards the head of a small cul-de-sac and offering a well-appointed property suited to a range of buyers including the family purchaser. UPVC double glazing, gas fired central heating system, modern bathroom and attractive modern décor. Comprising of open porch, entrance hall, lounge, conservatory/dining room, kitchen, three bedrooms and family bathroom to first floor. Double width drive to the front, integral garage and gardens to the front and rear. Convenient access not only to Ulverston and the Primary School in Pennington but for onward journeys to Dalton and Barrow. This excellent home has been owned by the current family for many years and is recommended for early viewing.



DIRECTIONS

From the centre of Ulverston, proceed out on the A590 in the direction of Barrow-in-Furness, passing the Blue Hub Centre with Aldi and M&S on the left hand side. Proceed through the dip and then entering Swarthmoor continuing through until reaching the roundabout. At the roundabout turn first left and follow the road taking the second turning on the left in to Trinkeld Avenue, take the first turning left and follow the road round bearing right towards the head of the cul-de-sac and the property is situated towards the head on the right-hand side.

The property can also be found by using the following "What Three Words"
<https://what3words.com/enlarge.selection.sheep>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

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





Accessed through an open porch with PVC mahogany shaded door with two double glazed panes opening into:

ENTRANCE HALL

Radiator, staircase to first floor and door into lounge.

LOUNGE

19' 7" x 11' 3" (5.97m x 3.43m) widest points UPVC double glazed window to front with fitted blinds, central feature, fireplace with mahogany shaded fire surround, slate inset, hearth and housing a living flame gas fire, door connecting to kitchen and conservatory.

CONSERVATORY

9' 3" x 9' 1" (2.82m x 2.77m)

UPVC double glazed construction with blinds set to a low wall with double-glazed door opening to side and solid roof for year-round usage.

KITCHEN

8' 8" x 12' 2" (2.64m x 3.71m)

Fitted with an attractive range of base, wall and drawer units with green work surface over incorporating one and a half bowl stainless steel sink unit with mixer tap and grey tiled splashbacks. Concealed wall mounted gas boiler for the central heating and hot water systems, recess point for gas cooker, recess and plumbing for washing machine, space for fridge and the rear work surface forms a breakfast bar area with radiator under.



Door to a useful under stairs storage cupboard, PVC door with double glazed inserts opens to the side garden and window offering an aspect over the garden and beyond the rooftops of neighbouring properties to the countryside beyond.

FIRST FLOOR LANDING

Wood stained handrail, uPVC double glazed tilt and turn window with a pleasant outlook, access to loft and door to storage cupboard with radiator and shelving space.

BEDROOM ONE

11' 5" x 11' 3" (3.48m x 3.43m)

Double room with uPVC double glazed tilt and turn window to front, radiator, electric light and power points.

BEDROOM TWO

10' 7" x 8' 11" (3.23m x 2.72m)

Further double room with uPVC double glazed, tilt and turn window to front, radiator, ceiling light point and power sockets. Built-in cupboard and upper storage lockers.

BEDROOM THREE

7' 10" x 8' 0" (2.39m x 2.44m)

Good sized single room with uPVC double glazed tilt and turn window with a lovely view over the neighbouring properties, surrounding countryside and even glimpses of the Bay in the distance. Radiator, power points and light.

BATHROOM

8' 8" x 5' 8" (2.64m x 1.73m)

Fitted with a modern three piece suite in white comprising of wash hand basin with mixer tap and WC in vanity unit with concealed cistern, push button flush and storage cupboards under in and bath with mixer tap. Complimented with a modern tile effect panelling to walls, further panelling to ceiling, radiator, laminate flooring and uPVC double glazed tilt and turn pattern glass window.

EXTERIOR

To the front of the property is the advantage of a double width driveway, pleasant open plan front garden laid to lawn with access to the integral garage.

To the rear of the property is an enclosed grassed garden area which extends to the side. Towards the bottom right corner there is a useful garden storage shed, patio and barbecue area to the far side of the conservatory. In all, a pleasant enclosed rear garden area.

GARAGE

15' 9" x 8' 11" (4.8m x 2.72m)

Single garage with up and over door, power and light.