

Total area: approx. 100.6 sq. metres (1083.1 sq. feet)

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 taking the second exit on the left and the property is situated on the right-hand side.

The property can also be found by using the following "What3words"
<https://what3words.com///marble.removers.rash>

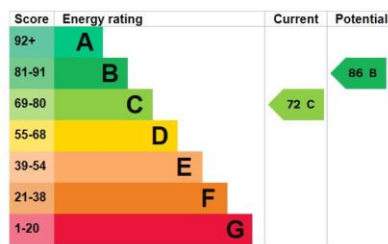
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.



£350,000



1



2



2



GARAGE & PARKING

Low Wood, 25 Fell View, Swarthmoor,
 Ulverston, LA12 0XF

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent opportunity to purchase a substantial modern detached bungalow situated in this pleasant cul-de-sac position on the popular Trinkeld Estate. Exceptionally well presented by the current owners and offers comfortable accommodation suited to a range of buyers which comprises of vestibule, spacious lounge, inner hall, breakfast kitchen, two double bedroom - one with an en suite, family bathroom and integral single garage. Off road parking, front and rear gardens, gas central heating system, uPVC double glazing and a high standard of presentation and décor throughout. The location offers easy access to the A590 for travel to both Ulverston and Barrow-In-Furness. The property will be appreciated from internal inspection, a great opportunity in a pleasing position.



Accessed through a recently fitted composite door with double glazed circular pane opening directly into:

PORCH

2' 10" x 6' 6" (0.86m x 1.98m)
Wood grain laminate flooring, radiator and door to lounge.

LOUNGE

13' 4" x 17' 7" (4.06m x 5.36m)
Light neutral décor, uPVC double glazed window to front with fitted wood effect blind offering a pleasant aspect beyond neighbouring properties towards the countryside beyond. Central stone fireplace and hearth with electric fire, coving to ceiling with an Artex style finish, two radiators and half glazed door provides access to hall.

KITCHEN/BREAKFAST ROOM

12' 5" x 10' 2" (3.78m x 3.1m)
Modern kitchen fitted with a range of base, wall and drawers with high gloss granite effect work surface with matching upstand incorporating one and a half bowl sink and drainer with swan necked mixer tap and tiled splashbacks. Built in appliances including gas hob with glass splashback and cook hood over and a low-level oven, built in fridge and freezer and space for breakfast table. Radiator, modern panelling to ceiling and wood grain effect vinyl flooring. Door to garage.

INNER HALLWAY

5' 11" x 12' 10" (1.8m x 3.91m)
Coving to ceiling, radiator, access to loft with the drop down ladder. Double doors to shelved storage cupboard.

BEDROOM

11' 5" x 15' 7" (3.48m x 4.75m)
Double room of excellent proportions, electric light, power points and radiator. UPVC double glazed window to front offering a lovely view beyond neighbouring properties towards the Bay in the distance.

BEDROOM TWO

14' 4" x 9' 10" (4.37m x 3m)
Further double room situated to the rear of the property and is currently utilised as a dining room. Connecting door to ensuite shower room, radiator, electric light and power points. UPVC double glazed window with fitted blind to the rear offering a pleasant aspect to the rear garden.

ENSUITE

6' 2" x 5' 5" (1.88m x 1.65m)
Modern three piece suite in white comprising of quadrant shower cubicle with tiled effect panelling to walls, the mosaic shower, wash basin in set to a grey vanity unit with mixer tap and storage cupboard under, with mirror above and WC with matching grey concealed cistern and push button flush. Xpelair fan, fully panelled to walls with tile effect finish, panelling to ceiling, ladder style towel radiator, wood grain effect vinyl flooring and uPVC double glazed window.



BATHROOM

6' 2" x 7' 1" (1.88m x 2.16m)
Three piece suite in white comprising of pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment and WC with push button flush. Full tiling to walls, tile effect flooring coving to ceiling, ducted extraction, radiator with towel rail over, mirror fronted bathroom cabinet and shaver light. UPVC double glazed window to rear and fitted blind.

GARAGE

20' 0" x 9' 2" (6.1m x 2.79m)
Up and over door, double glazed window to side and PVC door with pattern glass pane opening to rear garden. To the rear there is a utility area with an area of work surface, recess and plumbing for washing machine under and to the wall is the gas boiler for the heating and hot water systems. Suspended loft area offering additional storage space.

EXTERIOR

To the front of the property there is a lovely front forecourt garden with box hedging and gravel borders, flagged path leading to the front door. Brick set driveway offering off-road parking and access to the garage.
Access to side and gate leading to the rear garden.
The rear garden is most pleasant area, flagged patio area, mature borders stocked with shrubs and bushes and trellis screening, having the road beyond. With a garden storage shed to the side offering additional storage space. Additional access to the far side of the property leading back ground to the front.

