

Total area: approx. 67.0 sq. metres (721.1 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 roundabout take the first left and follow the road taking the second turning on the left into Park Field. Then take the second right into Park Side where the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/trespass.corn.vocab>

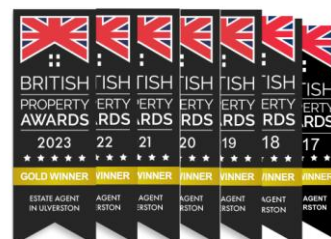
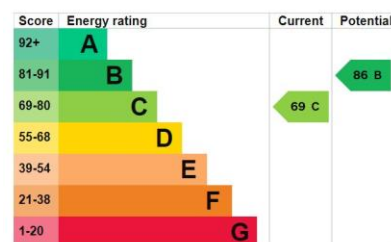
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness 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.

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1



GARAGE & PARKING

**13 Park Side, Swarthmoor,
Ulverston, LA12 0HR**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Semi detached bungalow situated in this popular residential location in Swarthmoor to the edge of Ulverston. Offered with early vacant possession having no upper chain and offering super potential for general modernisation and personalisation to create a comfortable home. Comprising of kitchen/diner, lounge, inner hall, two bedrooms, sun room, shower room and access to loft room with gable window. Garden areas to front and rear, driveway and garage. Gas central heating system, uPVC double glazing and offering a superb opportunity to create and personalise in this excellent location. Convenient access to the A590 for travel to both Ulverston and Barrow-In-Furness, early viewing is invited.



- PORCH**

Doors to kitchen/diner and lounge.

Accessed through a PVC door with double glazed oval pane opening into:

KITCHEN/DINER

6' 8" x 9' 6" (2.03m x 2.9m)

Kitchen Area

Fitted with a range of older style base, wall and drawer units with wood grain effect work surface over incorporating stainless steel sink unit. Electric cooker point, recess and plumbing for washing machine and peninsula divide unit with space for fridge, microwave etc with glazed petition to dining area. UPVC window and door to side.

Dining Area

Space for small table, uPVC double glazed window with blind to front, radiator and open borrowed light window with shelf to porch.
- LOUNGE**

17' 3" x 9' 5" (5.26m x 2.87m)

Central fireplace with traditional fire surround gas fire with alcove shelving. There is a PVC double glazed with fitted blind to the front, a central heating radiator and there is a ceiling light point, two wall light points with a door to rear of the room to the inner hall.

INNER HALL

Doors to bedrooms and shower room. Airing cupboard and trap door access to the loft with drop down ladder.

BEDROOM

13' 4" x 11' 0" (4.06m x 3.35m) widest points

Double room with a range of fitted wardrobes to one wall offering hanging rail and shelving. Radiator, ceiling light point and uPVC double glazed window looking to garden.

BEDROOM

8' 3" x 9' 6" (2.51m x 2.9m)

Fitted wardrobe with louver doors and a set of wooden French doors opened to a conservatory. Radiator, ceiling light point and shelving to wall.



- CONSERVATORY**
- 7' 3" x 10' 2" (2.21m x 3.1m)
- Doors to garden and polycarbonate style roof.
- SHOWER ROOM**
- 6' 10" x 5' 11" (2.08m x 1.8m)
- Three piece suite comprising of WC, pedestal wash hand basin and stepped access to shower cubicle with 'Mira' shower unit. Modern panelling to walls and ceiling, radiator, mirror fronted bathroom cabinet and uPVC pattern glass double glazed window to side.
- LOFT ROOM**
- Accessed by drop down aluminium ladder. Potential for further development with double glazed window to gable, electric light and power. Door with access to a further undeveloped area.



- EXTERIOR**
- Set of double gates providing access to the driveway which runs down the side of the property towards the garage. The front garden is gravelled with borders around the perimeter, central cartwheel feature and steps to the front door.
- The rear garden offers a pleasant garden area with an aluminium framed greenhouse, flag patio and artificial grass.

- GARAGE**
- Concrete sectional with twin opening doors.

