



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 & 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/hazelnuts.sending.owner>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric and water are all connected



Estate Agency Act 1979

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GARAGE &
PARKING

15 Park Side, Swarthmoor,
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Excellent opportunity to personalise and modernise a substantial semi detached bungalow in this most popular and sought after location. Well proportioned and having been extended to the side whilst offering comfortable three bedroom accommodation comprising of porch, kitchen/diner, lounge, dining room, inner hall, bathroom, ground floor bedroom, dressing room with access to conservatory and with two further bedrooms to the first floor as well as a dressing area and WC. Partial double glazing, gas central heating and set on a pleasant plot with gardens to the front and rear, drive and garage. In need of modernisation but offering a superb opportunity for the right buyer and early viewing is invited.



Accessed through a half glazed wooden front door opening to:

PORCH

Wood framed double glazed windows, tiled floor and offers a pleasant aspect over the front garden and to the side down the street to the countryside beyond. Half glazed door to kitchen.

KITCHEN

15' 1" x 11' 0" (4.6m x 3.35m)
Fitted with a range of older style base, wall and drawer units with patterned work surface and tiled up stands. Incorporating one and a half bowl stainless steel sink and drainer with mixer tap, recess and plumbing for washing machine and recess and point for electric cooker with a door concealing space for fridge. Pine shelves to the wall, two strip lights to ceiling, radiator and wood block style flooring. Wooden door to lounge and two glazed doors giving access to hall and dining room.

DINING ROOM

12' 10" x 10' 1" (3.91m x 3.07m)
UPVC double glazed window to front and wood framed glazed door and matching side windows giving access to the rear covered patio and garden beyond. Wood grain effect laminate flooring, recessed alcove with shelving, radiator, ceiling light point and power.

LOUNGE

17' 2" x 11' 0" (5.23m x 3.35m)
Central fireplace feature with mahogany shaded fire surround with conglomerate style inset and hearth housing living coal flame gas fire. Wood framed window to front with secondary glazing, radiator, two wall light points, ceiling light point and coving to the ceiling. Door to rear giving access to an inner hall.

HALL

Wood block flooring, stairs to first floor with door to useful under stairs storage. Pine doors to bathroom, bedroom and dressing room.

BATHROOM

6' 11" x 6' 0" (2.11m x 1.83m)
Fitted with a three piece suite in white comprising of bath, pedestal wash hand basin and WC. Tiled splashbacks, uPVC double glazed window, vinyl tile effect flooring, radiator and bathroom cabinet to wall.

BEDROOM

8' 3" x 11' 5" (2.51m x 3.48m)
Double room with secondary glazed window to rear looking to the garden. Wood grain effect laminate flooring, radiator and door accessing under stairs storage area.

DRESSING ROOM

8' 3" x 9' 0" (2.51m x 2.74m)
Fitted pine wardrobes to one wall, housing the Ideal gas boiler for the heating and hot water systems. Radiator and door to conservatory.

CONSERVATORY

8' 11" x 10' 4" (2.72m x 3.15m)
UPVC double glazed construction with polycarbonate style roof, fitted blinds and a tiled floor. TV aerial wire, power sockets and PVC door with glazed inserts opening to garden.

FIRST FLOOR LANDING

Turn at half landing, access to eaves storage and doors to bedrooms.



BEDROOM

12' 2" x 11' 0" (3.71m x 3.35m)
Double room with Velux double glazed roof light, reduced head height to the side of the room and exposed beam. Low door to eaves storage cupboard.

BEDROOM

12' 5" x 9' 5" (3.78m x 2.87m)
UPVC double glazed window to gable, radiator and offers a further double room with louvered door to en-suite WC.

WC

5' 1" x 5' 0" (1.55m x 1.52m)
Two piece suite comprising of wash hand basin and WC. Built in storage cupboard.

WALK IN WARDROBE

5' 1" x 4' 1" (1.55m x 1.24m)
Double louvered doors to storage area.

EXTERIOR

To the front of the property are double gates giving access to a brick sett driveway and access to garage. The front garden has an area of lawn, borders and privet hedging with raised border offering conifers to the right hand side of the drive.

To the rear is a pleasant garden with flagged patio that is partly sheltered accessed from the dining room. Further flagged area, steps up to the lawn with mature borders around the perimeter and access to an aluminium framed greenhouse. Offering pleasant sunny aspects and super further potential for additional landscaping. To the side of the garage is a pathway leading back to the front of the property.

GARAGE

18' 11" x 10' 2" (5.77m x 3.1m)
Up and over door, electric light and power. Single glazed window and half glazed door to rear.

