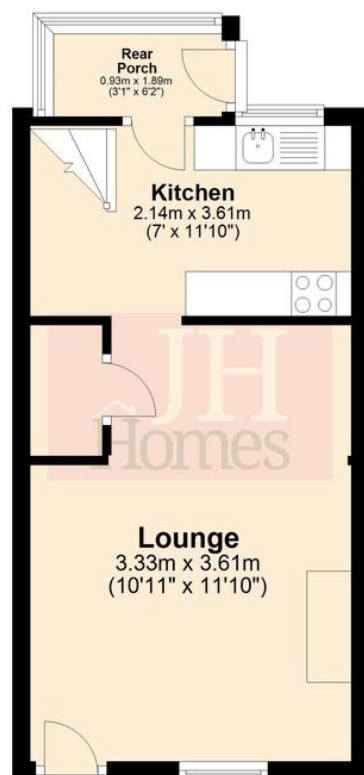


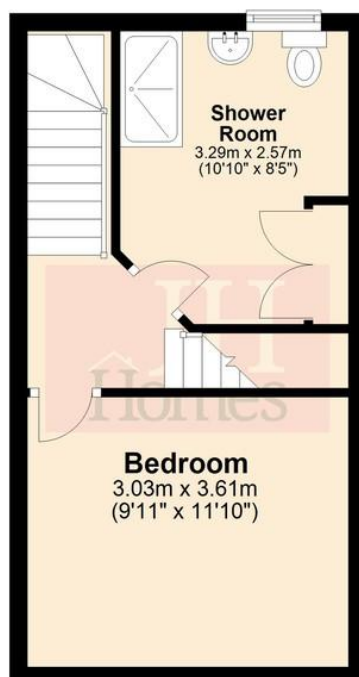
### Ground Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



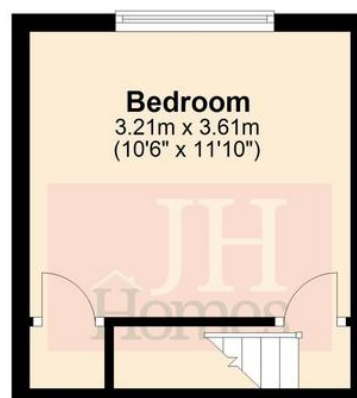
### First Floor

Approx. 25.8 sq. metres (277.8 sq. feet)



### Second Floor

Approx. 14.5 sq. metres (155.9 sq. feet)



Total area: approx. 68.0 sq. metres (732.5 sq. feet)

#### DIRECTIONS

Leaving Ulverston with the Blue Hub and Retail Park on your left proceed through the dip at Three Bridges and enter Swarthmoor. The property can be found on the left hand side. The property can be found by using the following "What Three Words" <https://what3words.com/begun.smothered.laying>

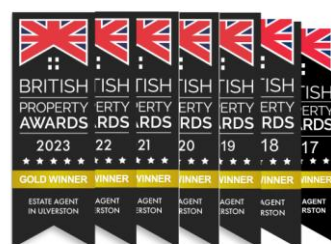
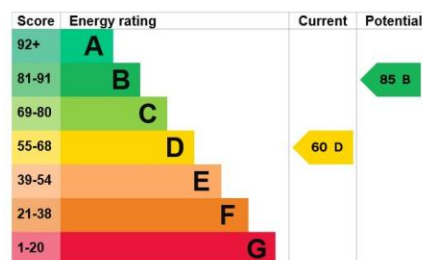
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & District Furness Council

SERVICES: Mains gas, electric, water and drainage 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.



£90,000



1



2



1

35 Ulverston Road, Swarthmoor,  
Ulverston, LA12 0JB

For more information call **01229 445004**

2 New Market Street  
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Traditional mid terraced cottage property situated in a prominent position adjacent to the A590 in Swarthmoor. Whilst in need of general modernisation and improvement the property offers great potential and is perfect for a first time purchaser or investor. Comprising of lounge/diner, kitchen, rear porch/utility with bedroom, shower room/wet room to first floor and staircase to a second floor loft bedroom. UPVC double glazing, gas fired central heating system and small forecourt area to the front. In all an excellent opportunity, competitively priced representing the potential and offered with early and vacant possession having no upper chain.



Accessed through a PVC door with leaded pattern glass upper panes opening into lounge/diner.

**LOUNGE/DINER**

10' 11" x 11' 10" (3.33m x 3.61m)  
Feature stone fireplace incorporating corner TV stand and stone arched recess with inset lights. Radiator, uPVC double glazed window to front and arch connecting to kitchen plus door to under stairs storage cupboard.

**KITCHEN**

7' 0" x 11' 10" (2.13m x 3.61m)  
Fitted with older style range of base, wall and drawer units with grey patterned work surface incorporating stainless steel sink and drainer with taps. Integrated gas hob with cooker filter hood over, electric oven, radiator and staircase leading to first floor. UPVC double glazed window and door to rear porch/utility.

**PORCH/UTILITY**

3' 1" x 6' 2" (0.94m x 1.88m)  
PVC double glazed construction with door to yard, Glow Worm gas boiler for the heating system and plumbing for washing machine.

**FIRST FLOOR LANDING**

Radiator, staircase continues to top floor bedroom. Doors to bedroom and wet room.

**BEDROOM**

9' 11" x 11' 10" (3.02m x 3.61m)  
Double room situated to the front with uPVC double glazed window, radiator, ceiling light point, wall light point and door to under stairs cupboard.



**SHOWER ROOM/WET ROOM**

10' 10" x 8' 5" (3.3m x 2.57m)  
UPVC double glazed window to rear. Waterproof flooring with floor drain, Mira electric shower with curtain rail around, WC and wash hand basin. Radiator and double doors to airing cupboard with shelving and housing Gledhill factory insulated tank.

**SECOND FLOOR LANDING**

Small landing with narrow door to storage area and door to bedroom.

**BEDROOM**

10' 6" x 11' 10" (3.2m x 3.61m)  
Further double room situated to rear, uPVC double glazed dormer window offering a pleasant open aspect over neighbouring properties, radiator, electric light and power. Door to over stairs storage.

**EXTERIOR**

Small front forecourt with path to front door and to the rear is a small open yard/path.

