

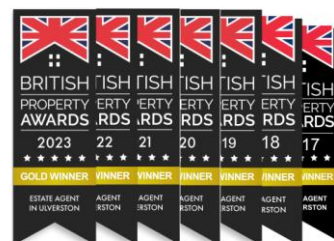
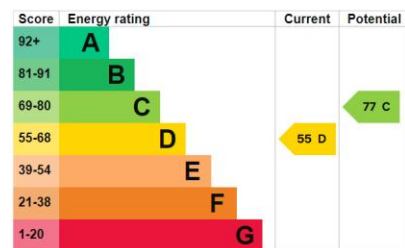
DIRECTIONS

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. Continue down Park Field and the property can be found on the left hand side just before the corner.

The property can be found by using the following “What Three Words” <https://what3words.com/cello.fairness.direction>

GENERAL INFORMATION

- TENURE: Freehold
- COUNCIL TAX: D
- LOCAL AUTHORITY: Westmorland & Furness Council
- SERVICES: Mains drainage, gas, electric and 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.



£345,000



1



5



2



GARAGE & PARKING

18 Park Field, Swarthmoor,
Ulverston, LA12 0HW

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Superb familysized property in this popular and sought after residential location within the village of Swarthmoor, which is adjacent to the market town of Ulverston. Having been extended and greatly improved by the current owners and is offered with early and vacant possession having no upper chain. The property is set onto a good plot with excellent off-road parking, front garden and endosed landscaped rear garden area with decking and lawn. Comprising of hall, spacious lounge/diner, kitchen, three ground floor, bedrooms (master en-suite), family bathroom and to the first floor two further double bedrooms. At the side of the property is a detached garage/workshop giving excellent parking, storage and workshop space. Complete with gas central heating system, double glazing and is perfect for a range of buyers but considered particularly suitable for the family. Early viewing is both invited and recommended to appreciate this super home.



Accessed through a PVC door with feature oval pane opening into:

ENTRANCE HALL

Built-in coat cupboard, further cupboard housing the electric circuit breaker control point and staircase leading to the first floor. Radiator, uPVC double glazed window with fitted blind, integrated smoke alarm, inset lights to ceiling and modern wooden internal doors to three ground floor bedrooms and bathroom. Further glazed modern wooden door to lounge.

LOUNGE/DINER

20' 3" x 17' 11" (6.17m x 5.46m)
Offering ample space for lounge and dining area if required, modern fireplace with wooden surround, conglomerate style inset and hearth with alcove shelving to corner. UPVC double glazed window to front with fitted blinds, two radiators and two ceiling light points. Door to spacious kitchen.

KITCHEN

15' 4" x 21' 11" (4.67m x 6.68m)
Fitted base, wall and drawer units with light work surface over incorporating stainless steel sink and drainer with mixer tap and contrasting tiling to splashbacks. Recess and plumbing for washing machine and dishwasher, freestanding American style plumbed in fridge freezer, gas hob with cooker hood over and double oven and grill. Open wine rack, radiator and inset lights to ceiling. Two PVC double glazed windows to rear and set of PVC double glazed French doors opening to the decking and rear garden with fitted blinds. Door to pantry with shelving and electric light and glazed door to side porch which connects to garage.

BATHROOM

5' 10" x 6' 10" (1.78m x 2.08m)
Fitted with a modern three piece suite in white comprising of paneled bath with electric shower over and fitted shower rail, pedestal wash hand basin and WC with push button flush. UPVC double glazed pattern glass window with fitted blind, modern panelling to walls and vinyl flooring.

MASTER BEDROOM

22' 2" x 9' 11" (6.76m x 3.02m)
Situated to the end of the property with uPVC double glazed window to front with fitted blind and set of PVC double glazed French doors, again with blinds opening to the side decking and garden. Door to built in cupboard housing the boiler for the central heating and further modern wooden door to en-suite.

ENSUITE

6' 8" x 7' 4" (2.03m x 2.24m)
Self draining floor with electric shower, modern panelling to walls, WC and pedestal wash hand basin. Two chrome ladder style towel radiators and uPVC double glazed window.

BEDROOM

13' 4" x 11' 0" (4.06m x 3.35m)
Generous double room with a range of fitted wardrobes to one wall comprising of wardrobes with hanging rails, shelving, upper storage lockers and dresser drawer unit with fixed mirror. Radiator, power sockets and ceiling light point.



BEDROOM

8' 0" x 10' 2" (2.44m x 3.1m)
Small double or good sized single room with uPVC double glazed window to rear with fitted blind, radiator, floorsafe and range of sliding door wardrobes to one wall.

FIRST FLOOR LANDING

Built in storage cupboard, inset lights to ceiling and doors to two further bedrooms.

BEDROOM

12' 6" x 18' 8" (3.81m x 5.69m)
Divided to give both bedroom and dressing space with two double glazed, dormer windows to front offering a pleasant outlook with bench seats, storage lockers under and storage to either side. Connecting doors to further built in wardrobes to the eaves area.

BEDROOM

14' 2" x 17' 6" (4.32m x 5.33m)
Further double room with double glazed dormer window to front and uPVC double glazed window to gable. Range of fitted wardrobes and cupboards to one wall, spotlight cluster to ceiling and radiator.

EXTERIOR

To the front of the property is the excellent advantage of a brick set driveway offering turning space and access to garage. The front offers a grass garden area and access to the side leading round to the rear garden. The rear garden is laid for ease of maintenance with decked area and to the side a flagged patio with gravelled areas. Shrubs, bushes, area of lawn and smaller decked seating area adjacent to the doors connecting to the kitchen. Pathway leading to the rear, side of the property and to the front.

GARAGE

31' 1" x 17' 9" (9.47m x 5.41m)
Accessed from an electrically operated roller door, numerous strip lights to ceiling, power sockets and access to loft storage space. Connecting door to porch to kitchen.

