



**DIRECTIONS**

From the office of JH Homes proceed up Market Street and at the Market Cross opposite the Farmer's Arms turn left onto Queen Street. Continue to the traffic lights turn right onto the A590 and proceed out of Ulverston passing the Blue Hub Centre M&S and Aldi, continue through the dip at Three Bridges and upon entering Swarthmoor the property can be found on the right hand side after the Miners Arms Public House on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/only.shampoo.stated>

**GENERAL INFORMATION**

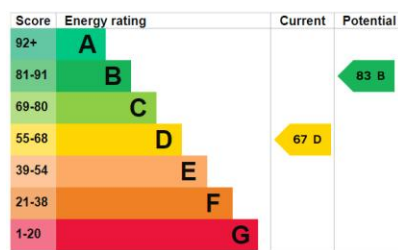
TENURE: Freehold

COUNCIL TAX BAND: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected.

PLEASE NOTE: The property is subject to a local occupancy clause, please contact the office for further details.



**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.



**£290,000**



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PARKING

**62 Ulverston Road, Swarthmoor,  
Ulverston, LA12 0JF**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Excellent family sized semi detached, local occupancy home situated in this popular and prominent position adjacent to the A590 and offering excellent access to Ulverston and Barrow in Furness. Having the advantage of off road parking to the front and lovely garden to the rear that backs onto farmland. Well presented by the current owners offering accommodation comprising of entrance hall, inner hall, WC, utility room, playroom/ground floor bedroom/office, lounge/diner, fitted kitchen with range cooker, three good bedrooms and bathroom. Complete with gas central heating system, uPVC double glazing and log burning stove. Considered suitable to a range of buyers but particularly to the family purchaser with convenient location being close to nearby primary school, bus stop and access to Ulverston, for local shopping and amenities.



Accessed through a feature front door with leaded and patterned glass panes opening into:

#### ENTRANCE HALL

Woodgrain effect flooring in a herringbone design, modern wooden doors to office/playroom/bedroom and ground floor WC. Further door to inner hall with radiator, staircase to the first floor and doors to lounge/diner, kitchen and utility room.

#### PLAY ROOM/OFFICE/BED ROOM

15' 4" x 7' 10" (4.68m x 2.40m)

UPVC double glazed windows to front and side with fitted blinds, radiator, two wall light points and ceiling light point.

#### WC

Fitted with a modern two piece suite comprising of wash hand basin with mixer tap inset to vanity cupboard with tiled splashback and WC with push button flush. Chrome ladder style towel radiator, fitted coat hooks to wall, uPVC double glazed window and laminate style, tile effect flooring.

#### UTILITY ROOM

4' 10" x 5' 2" (1.48m x 1.59m)

Wall mounted valiant gas boiler for the heating and hot water systems, work surfacing in a marble effect finish with recess under, plumbing for washing machine and space for dryer. Double glazed window to rear with pattern glass pane.

#### LOUNGE

11' 10" x 14' 9" (3.61m x 4.5m)

UPVC double glazed windows to front, stripped wood flooring and attractive central, feature fireplace with slate hearth, tiled inset, wooden mantle housing Percy Doughty wood burning stove. Radiator and meter cupboards.

#### DINING AREA

10' 7" x 10' 10" (3.24m x 3.32m)

Ceiling light point, radiator and uPVC double glazed window to rear.

#### KITCHEN

11' 10" x 13' 7" (3.63m x 4.15m) widest points

Fitted with a range of base, wall and drawer units with wood block effect work surface incorporating ceramic one and a half bowl sink and drainer with mixer tap and flexible rinse. Integrated Range Cooker with five burner gas hob and twin ovens with stainless steel cooker hood over with lights, fridge and dishwasher. Space for freestanding American style fridge freezer, inset lights to ceiling, cream tiled splash backs, wood grain laminate flooring, set of PVC double glazed French doors and two double glazed windows all overlooking and giving access to the rear garden and cream tiling to the splash backs.

#### FIRST FLOOR LANDING

UPVC double glazed window to rear garden and countryside beyond. Access to loft with drop down ladder and doors to bedrooms and bathroom.



#### BED ROOM

14' 8" x 11' 4" (4.48m x 3.47m) widest points

Double room with uPVC double glazed window to front with fitted blinds, radiator, TV bracket to wall, electric light and power.

#### BED ROOM

10' 7" x 10' 10" (3.25m x 3.31m)

Further double room with radiator, ceiling light point, power points and uPVC double glazed window with fitted blind.

#### BED ROOM

11' 10" x 6' 3" (3.61m x 1.92m)

Good sized single room to the rear with radiator, power and ceiling light point. UPVC double glazed window with fitted blind overlooking the garden and open farmland beyond.

#### BATHROOM

10' 5" x 4' 11" (3.18m x 1.52m)

Modern three piece suite comprising of WC, pedestal wash hand basin and panelled bath with glass shower screen and mixer tap shower fitment with flexi track spray and holder. Tiled splash backs, tile effect laminate flooring, radiator and uPVC double glazed windows to the side and rear both with pattern glass panes.

#### EXTERIOR

To the front of the property there is the excellent advantage of drive offering ample parking for several vehicles. Stone front retaining wall with gated access to a pedestrian path leading to the front door with lawn with borders. Access to side leading to the rear garden.

The rear garden is an attractive feature of this family home with areas of patio, lawn and decked seating area with Pergola. Raised patio, useful garden storage shed, walls to the side and rear with farmland beyond.

