

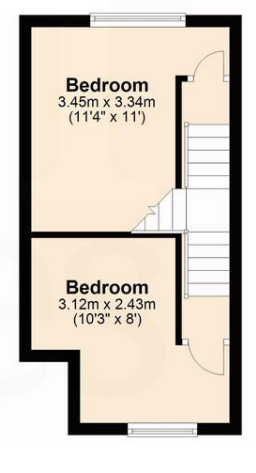
**Ground Floor**  
Approx. 36.6 sq. metres (393.9 sq. feet)



**First Floor**  
Approx. 27.8 sq. metres (299.3 sq. feet)



**Second Floor**  
Approx. 21.3 sq. metres (228.8 sq. feet)



Total area: approx. 85.7 sq. metres (922.0 sq. feet)

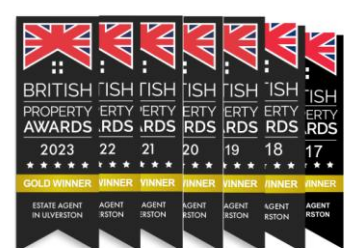
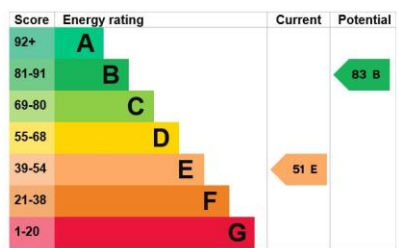
**DIRECTIONS**

Leaving Ulverston and heading towards Barrow-in-Furness. Proceeding past the Blue Hub Centre and continue through the dip into Swarthmoor. On entering Swarthmoor take the first tuning on your left onto Park Road where the property is the first one on your right.

The property can be found by using the following "What Three Words" <https://what3words.com/arrow.clearcut.tagging>

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: B  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains drainage, gas, electric, water are all connected.  
**PLEASE NOTE:** The property is being sold at Auction on the 30<sup>th</sup> May at The Halston, Warwick Road, Carlisle, CA1 1AB. Contact the office with any further questions.



**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.




**GUIDE PRICE £85,000**



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**2 Park Road, Swarthmoor,  
Ulverston, Cumbria, LA12 0HH**

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)

GUIDE PRICE £85,000+

FOR SALE BY AUCTION ON THURSDAY 30TH MAY, AT THE HALSTON, WARWICK ROAD, CARLISLE 12 NOON

Full details and bidding information at [www.auctionhousecumbria.co.uk](http://www.auctionhousecumbria.co.uk)

Excellent sized property situated in the sought after village of Swarthmoor which offers convenient access to local primary school, bus stop and access to the A590 to both Ulverston and Barrow-in-Furness. Uninterrupted views towards Hoad Monument which can be clearly seen over the fields in front. Traditional stone terrace in need of some upgrading but offering the bones that a buyer can build on to create a home of their own. Laid out over three floors with open plan lounge/diner featuring wood burner, kitchen with views over the yard, excellent sized bedroom and bathroom to the first floor plus two further bedrooms with a central staircase on the second floor. Complete with gas central heating system, majority double glazed as well as ample storage and an enclosed garden space with outbuilding to the rear. Sold with no onward chain.



Entered through a PVC door with glazed inserts into:

#### **PORCH**

Ceiling light point, space for coats and shoes and door into:

#### **ENTRANCE HALL**

Stairs to first floor, radiator and door into lounge/diner.

#### **LOUNGE/DINER**

23' 5" x 12' 8" (7.14m x 3.86m)

Lounge area

UPVC double glazed window to the front with a view over open fields to Hoad Monument beyond, radiator, ceiling light point and open to:

Dining area

Open to under stairs to maximise on space with two PVC windows, one double and one single glazed windows to side and rear, radiator and ceiling light point. Wood burner set to hearth with wooden surround, under stairs storage cupboard and door into kitchen.

#### **KITCHEN**

12' 7" x 8' 0" (3.84m x 2.44m) widest points

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with swan necked mixer tap, freestanding oven with cooker hood over, space for upright fridge/freezer and space and plumbing for both dishwasher and washing machine. UPVC double glazed window to rear, tiled splash backs, moveable spot lights to ceiling and radiator. Loft access and wooden door to rear.

#### **FIRST FLOOR LANDING**

Cupboard housing the boiler, single glazed window to rear, stairs to second floor and cupboard over stairs for storage.

#### **BEDROOM**

11' 10" x 12' 8" (3.61m x 3.86m)

Double room with uPVC double glazed window to front, radiator, ceiling light point and small access to loft eaves. Cupboard under stairs offering hanging space.



#### **BATHROOM**

8' 7" x 6' 10" (2.62m x 2.08m)

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled to wet areas, ceiling light point, radiator and cupboard offering storage. Aluminium opaque single glazed window to rear.

#### **SECOND FLOOR LANDING**

Half landing with split staircase to further stairs and two bedrooms either side. Wall lights.

#### **BEDROOM**

10' 3" x 8' 0" (3.12m x 2.44m)

Double room with uPVC double glazed window to front with open views over fields to the coast and Hoad monument, radiator and ceiling light point.

#### **BEDROOM**

11' 4" x 11' 0" (3.45m x 3.35m)

Single room with uPVC double glazed window to rear with views over rooftops to open fields. Ceiling light point, radiator, high sleeper bed with under storage and further upper storage.

#### **EXTERIOR**

To the front is a small enclosed space with space for pots, gate to the road and pathway to the front door. The rear garden offers an enclosed garden with planted borders, gate to rear access lane and outhouse for storage.

