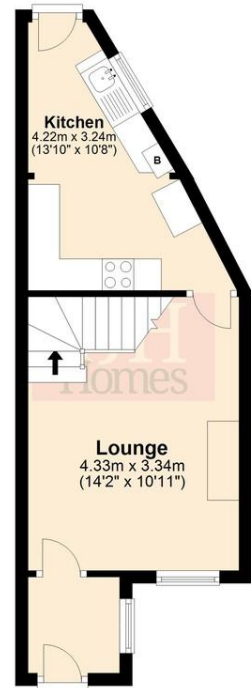


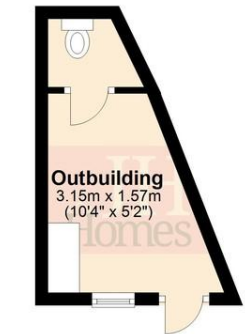
Ground Floor
Approx. 26.3 sq. metres (282.9 sq. feet)



First Floor
Approx. 23.9 sq. metres (257.5 sq. feet)



Ground Floor
Approx. 8.4 sq. metres (90.3 sq. feet)



Total area: approx. 58.6 sq. metres (630.7 sq. feet)

DIRECTIONS

Proceeding out of Ulverston along the A590 when passing through the traffic lights by Marks & Spencer & Aldi continue passing Three Bridges and as the road climbs up the hill take the first turning on the left onto Goad Street and the property can be found on the right.

The property can be found by using the following "What Three Words" <https://what3words.com/cuts.hiked.scarecrow>

GENERAL INFORMATION

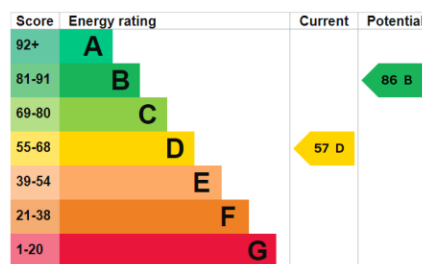
TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

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

PLEASE NOTE: The yard has access across it to the neighbouring property.



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.



£150,000



1



2



1



PARKING

**2 Goad Street, Swarthmoor,
Ulverston, LA12 0JA**

For more information call **01229 445004**

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

Excellent end terraced cottage property situated in a pleasing situation within the village of Swarthmoor, having been owned, well maintained and presented by the current owner for many years and offers a cosy home suited to a range of buyers including the first time purchaser. Comprising of porch, lounge with stove, kitchen with two bedrooms and a bathroom to the first floor. Complete with off road parking to front, yard to rear, useful workshop/utility with WC accessed from the yard, gas central heating system, double glazing and recommended for early viewing. The location offers convenient access onto the A590 for travel to both the popular market town of Ulverston and its amenities, as well as out towards Dalton and Barrow-in-Fumess.



Accessed through a PVC door with double glazed, patterned glass inserts opening into:

PORCH

UPVC double glazed window to side, electric light, power and radiator. Fitted coat hooks to wall and half glazed door giving access to the lounge.

LOUNGE

14' 2" x 10' 11" (4.32m x 3.33m)
Feature fireplace with painted mantle shelf, recessed wood burning stove with flagged hearth, traditional alcove cupboard with shelving and useful traditional storage cupboard to side. UPVC double glazed window to front, staircase leading to the first floor with open under stairs area and doorway to kitchen. Ceiling light point, radiator, electric light and power.

KITCHEN

13' 10" x 10' 8" (4.22m x 3.25m)
Fitted with a range of base, wall and drawer units with metallic handles, light patterned work surface over incorporating stainless steel sink and drainer with mixer tap and tiled splash backs. Recess for fridge and freezer, built in gas hob with cooker hood over and low level oven. Wall mounted Ariston boiler for the heating and hot water systems, coat hooks to wall, two ceiling lights, radiator, PVC door with double glazed pattern glass upper pane and uPVC double glazed window to side.

FIRST FLOOR LANDING

High level storage shelf and access to bedrooms and bathroom.

BEDROOM

11' 1" x 10' 11" (3.38m x 3.33m)
Double room with uPVC double glazed window to front, radiator and ceiling light point. Door to over stairs, storage cupboard with hanging rail and shelf. Access to loft via wooden folding ladder.



BEDROOM

7' 10" x 3' 0" (2.39m x 0.91m)
Single room situated to the rear of the property with uPVC double glazed window, fitted shelving, radiator and ceiling light point.

BATHROOM

Fitted with a three piece suite in white comprising of low level, dual flush WC, wall hung wash hand basin and panelled bath with mixer tap shower rail and curtain pole. Velux double glazed roof light, ceiling light point, curtain fronted recess shelved area, modern panelling around the shower splashback and light grey wood grain effect flooring.

OUTBUILDING

Wooden door with bull's eye window and uPVC window to the side. Plumbing and space for washing machine, shelving to wall and door to the rear giving access to WC. WC with push button flush and vinyl flooring.

EXTERIOR

To the front of the property is a retaining wall and open access to a parking area. To the side is a seating area/storage space and access along by the drive leads to the front door and porch. To the rear is a yard with access to the back door and door to an excellent outbuilding.

