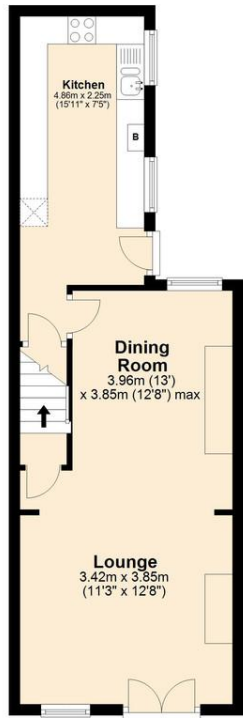


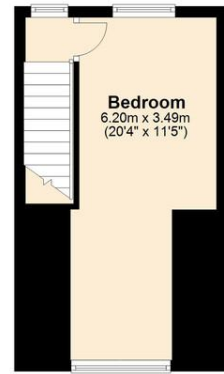
Ground Floor
Approx. 40.0 sq. metres (430.1 sq. feet)



First Floor
Approx. 35.2 sq. metres (378.5 sq. feet)



Second Floor
Approx. 19.8 sq. metres (213.5 sq. feet)



Total area: approx. 95.0 sq. metres (1022.1 sq. feet)

DIRECTIONS

Leaving Ulverston and heading towards Barrow-in-Furness. Proceeding past the Blue Hub Centre and continue through the dip into Swarthmoor. At the roundabout turn left into Main Road and after a short while the property is on your left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/singers.unhelpful.lottery>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, 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.



£215,000



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PARKING

**11 Main Road, Swarthmoor,
Ulverston, LA12 0RZ**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Family sized garden fronted property situated in the sought after village of Swarthmoor which offers convenient access to local primary schools, bus stop and access to the A590 to both Ulverston and Barrow-in-Furness. Uninterrupted views over open fields to the front and glimpses of Hoad Monument to the rear and garage makes this property even more appealing. Laid out over three floors with open plan lounge/diner, fitted kitchen, excellent sized bedrooms over two floors and four piece bathroom suite. Complete with gas central heating system, double glazing as well as enclosed garden space to the front and yard to rear.



Entered through a door into:

LOUNGE

11' 3" x 12' 8" (3.43m x 3.86m)

UPVC double glazed French style double doors, uPVC double glazed window to front, traditional fireplace, ceiling light point and radiator. Open to:

DINING ROOM

13' 0" x 12' 8" (3.96m x 3.86m) widest points

UPVC double glazed window to rear yard, ceiling light point, radiator and door to staircase leading to first floor. Door to:

KITCHEN

15' 11" x 7' 5" (4.85m x 2.26m)

Fitted with an excellent range of drawer lined base, wall and drawer units with contrasting worktops, brass effect handles and splashback tiling.

Worktop incorporating stainless steel sink and drainer with mixer tap, integrated gas hob, electric oven under and cooker hood over. Wall mounted combination boiler for the hot water and heating system and ceiling light point. External door to rear yard and understairs storage.

FIRST FLOOR LANDING

Access to two bedrooms and bathroom. Further staircase to second floor.

BEDROOM

12' 7" x 10' 5" (3.85m x 3.18m)

UPVC double glazed window to front, two double wardrobes with cupboards under and dressing area to one wall, ceiling light point and radiator.

BEDROOM

13' 9" x 7' 1" (4.20m x 2.16m)

UPVC double glazed window to rear, ceiling light point and radiator.



BATHROOM

Modern four piece suite comprising of paneled bath with mixer taps, corner shower cubicle and vanity unit housing concealed cistern, dual flush WC and wash hand basin with mixer tap and cupboards. Plastic cladding to walls, ceiling light point, ladder style radiator and opaque uPVC double glazed window to rear.

SECOND FLOOR LANDING

UPVC double glazed window to rear. Door to:

BEDROOM

20' 8" x 11' 4" (6.30m x 3.46m)

Dual aspect windows to front and rear offering fantastic views, ceiling light point and radiator.

EXTERIOR

Feature wooden latch gate with trellis gives access to the extensive, well-established garden. Pathway to entrance door and seating area. Yard with access to rear service road and pedestrian door to:

GARAGE

Light and power.

