

Total area: approx. 97.0 sq. metres (1044.0 sq. feet)

**DIRECTIONS**

On leaving the office proceed to the traffic lights on Queen Street where this meets County Road. Turn right at the traffic lights on to the A590 and follow the road out of Ulverston into Swarthmoor passing the Retail Area and Blue Light Hub on the left. Take the fourth road on the left immediately after the Miners pub on to Fox Street. Take the first right into Moorgarth where the property is situated on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/begins.maybe.hypnotist>

**GENERAL INFORMATION**

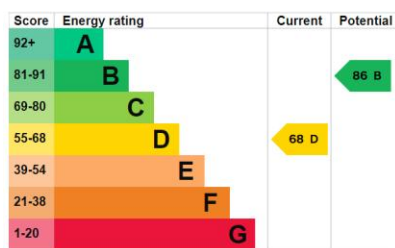
TENURE: Freehold

COUNCIL TAX: B

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.



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**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.

45 Moorgarth, Swarthmoor,  
Ulverston, LA12 0HX

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhomes.net](mailto:contact@jhomes.net)

Local occupancy family sized mid terrace situated in a highly popular cul-de-sac in the ever popular Swarthmoor, a short drive into Ulverston Town Centre. Now requiring a little updating/modernisation which has been reflected in the more than realistic asking price. Good sized gardens to front and rear and benefits from gas central heating system & uPVC double glazing. Comprising of entrance hallway, lounge, dining room, kitchen and three bedrooms plus family bathroom to the first floor. To the exterior the property has outbuildings to the rear which include a vestibule, WC and workshop. Early internal inspection is strongly advised for this realistically price property.



Accessed through a PVC door into:

**ENTRANCE HALL**

Stairs to first floor, understairs cupboard and door to:

**LOUNGE**

14' 3" x 11' 4" (4.36m x 3.46m)

UPVC double glazed window to front, feature fireplace housing gas fire, radiator and ceiling light point. Open to:

**DINING ROOM**

9' 8" x 7' 8" (2.97m x 2.35m)

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

**KITCHEN**

12' 9" x 9' 8" (3.90m x 2.97m)

Good range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Space and point for electric cooker, space and plumbing for washing machine and ceiling light point. Pantry and door to:

**REAR VESTIBULE**

Door to rear garden, door to workshop and open doorway to:

**WC**

Comprising of low level WC.

**WORKSHOP**

Window, light and power.

**FIRST FLOOR LANDING**

Access to all bedrooms and shower room.



**BEDROOM**

15' 10" x 9' 8" (4.83m x 2.97m)

UPVC double glazed window to rear, two wardrobes, ceiling light point and radiator. Airing cupboard housing combination boiler for the hot water and heating system.

**BEDROOM**

13' 1" x 11' 3" (4m x 3.44m)

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

**BEDROOM**

13' 1" x 7' 10" (4m x 2.40m)

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

**SHOWER ROOM**

6' 9" x 5' 5" (2.08m x 1.66m)

Three piece suite comprising of WC, wash hand basin and shower cubicle. UPVC double glazed window to rear.

**EXTERIOR**

Pleasant, enclosed and well established gardens front and rear.

