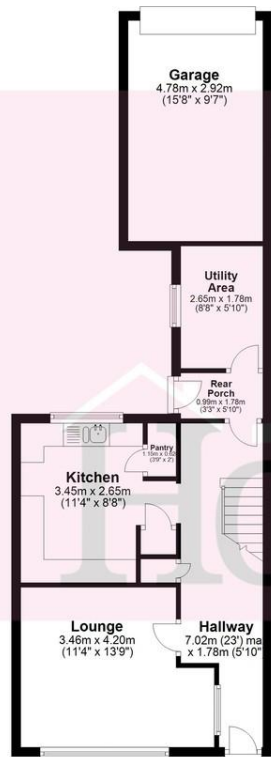
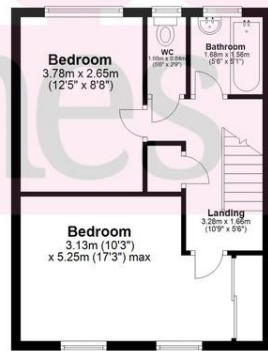


Ground Floor
Approx. 57.8 sq. metres (622.2 sq. feet)



First Floor
Approx. 36.8 sq. metres (396.4 sq. feet)



DIRECTIONS

Proceeding out of Ulverston along the A590 heading towards Barrow-in-Furness. Continue through the traffic lights by the Blue Light Hub with Marks & Spencer's & Aldi to your left. Continue past Three Bridges and into Swarthmoor, on reaching the Cross-a-Moor roundabout take the first left and follow the road taking the third turning on the left into Park Road. Then take the second left into Park Avenue where the property can be found in the first row of properties on the left.

The property can be found by using the following "What Three Words" <https://hunt.traders.contained>

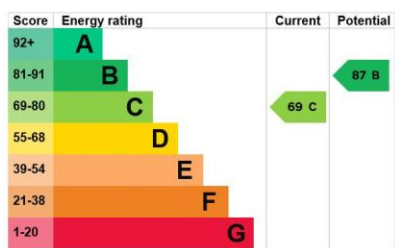
GENERAL INFORMATION

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.



£165,000



1



2



1



GARAGE & PARKING

**43 Park Avenue, Swarthmoor,
Ulverston, LA12 0HN**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent mid terraced ex local authority property situated in this pleasing and popular location within the village of Swarthmoor. The property has been carefully owned for many years and is now reluctantly offered for sale and whilst offering potential for general modernisation and personalisation it offers a comfortable home with central heating system and double glazing. Comprising of entrance hall, lounge, kitchen/diner, utility, two double bedrooms, bathroom and garden space to the front and rear with drive and garage. In all a great opportunity offered with vacant and no upper chain suited to a range of buyers including the first-time purchaser with early viewing both invited and recommended.



Accessed from the front by way of a PVC door with double glazed inserts into:

ENTRANCE HALL

Radiator and louvered doors giving access to two useful storage cupboards with the under stairs housing the electric meters. Open arch to kitchen and glazed multi pane door to lounge, rear lobby and utility room. Wood grain laminate flooring and stairs to first floor.

LOUNGE

11' 4" x 13' 9" (3.45m x 4.19m)
UPVC double glazed mahogany shaded window to front looking towards the neighbouring properties and the green in the middle. Radiator, wall light points, ceiling light point and borrowed light window to entrance hall.

KITCHEN

11' 4" x 8' 8" (3.45m x 2.64m)
Fitted with a range of base, wall and drawer units with wood grain effect work surface over with inset one and a half bowl sink and drainer with mixer tap and tiling to upstands. Integrated fridge, freezer, recess and plumbing for washing machine and recess for cooker. Two louver doors to pantry style cupboard and additional storage cupboard. UPVC double glazed window to rear looking towards the rear garden and garage area.

REAR PORCH

PVC door with double glazed inserts opening to the rear garden and further door to utility/store room.

UTILITY AREA

8' 8" x 5' 10" (2.64m x 1.78m)
High level window, electric light and power.

FIRST FLOOR LANDING

Doors to bedrooms, bathroom and WC and further door to boiler cupboard which has shelving and houses the gas combi boiler for the heating and hot water systems.

BEDROOM

10' 3" x 17' 3" (3.12m x 5.26m) widest points
Double bedroom with built in wardrobes to entry area with the sliding doors and uPVC double glazed window offering an aspect towards neighbouring properties and the green in the middle. Radiator, two wall light points and ceiling light point.



BEDROOM

12' 5" x 8' 8" (3.78m x 2.64m)
Further double room situated to the rear of the property with radiator, sliding door built in wardrobes and uPVC double glazed window to the rear that offers a pleasant aspect over the rooftops and neighbouring properties to the countryside, including Hoad Monument in the distance.

BATHROOM

5' 8" x 5' 1" (1.73m x 1.55m)
Fitted with a two piece suite comprising of pedestal wash hand basin and panelled bath with glazed shower screen and Triton shower over. Full tiling to walls, double glazed window and ceiling light point.

WC

5' 6" x 2' 9" (1.68m x 0.84m)
WC, ceiling light point and double glazed window with pattern glass pane.

EXTERIOR

To the front of the property is a gravelled garden area with flagged path leading to the front door. To the rear is a flagged patio garden space offering an excellent seating area. To the end of the garden is a gravelled border area with shrubs and bushes and gate to drive offering parking and access to garage.

GARAGE

15' 8" x 9' 7" (4.78m x 2.92m)
Single garage with up and over door.

