



**DIRECTIONS**

Proceeding out of Ulverston on the A590 heading towards Barrow in Furness, pass through the lights with the retail park on your left and as you climb up the hill and approach Swarthmoor take the first left onto Park Road. Continue to the junction, then carry straight on staying on Park Road, as you approach the end of the road, take the last turn on the right onto the track, turn right again and Long Row is ahead of you.

The property can be found by using the following "What Three Words" <https://what3words.com/frocks.outlines.uncle>

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

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.




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**3 Long Row, Swarthmoor,  
Ulverston, LA12 0SB**

For more information call **01229 445004**

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Traditional mid terrace cottage property situated in this quiet position in the village of Swarthmoor which has undergone many changes and is presented to an excellent standard throughout. Comprising of lounge, dining area, modern kitchen, family bathroom with two bedrooms to the first floor, plus gas fired central heating system, uPVC double glazing and excellent sized garden to the front with summer house and garden store. Considered suitable to a wide range of buyers, including the first-time purchaser and would also make a perfect rental property, Airbnb etc. Reluctantly offered for sale due to relocation and early viewing is both invited and recommended.



Accessed through a composite door with double glazed patterned glass upper panes, further window to the door frame, outdoor lights and socket opening to lounge:

#### LOUNGE

13' 0" x 11' 3" (3.98m x 3.43m)

Central fireplace with substantial wooden mantel shelf, brick fire surround and flagged hearth housing multi fuel stove with alcoves either side, wood grain effect laminate flooring, radiator, ceiling light point and power. UPVC double glazed window to front and open to:

#### DINING ROOM

7' 8" x 8' 7" (2.34m x 2.62m)

Staircase to first floor with under stairs store, radiator, wood grain laminate flooring and open to kitchen.

#### KITCHEN

8' 9" x 7' 1" (2.67m x 2.17m)

Fitted with an attractive range of modern base, wall and drawer units with work surface over incorporating white ceramic one and a half bowl sink and drainer with mixer tap. Integrated electric oven and hob, space for fridge freezer and recess and plumbing for washing machine. Ceiling light point, shelved recess, radiator and access to bathroom. PVC door with glazed inserts to rear yard and uPVC double glazed window. The door has lights to the side to the exterior.

#### BATHROOM

5' 5" x 6' 4" (1.66m x 1.94m)

Modern three piece suite in white comprising of WC, bath with glazed shower screen and shower over with fixed rain head and flexi trackspray and wash hand basin with mixer tap set to washstand with cabinet above and storage under. UPVC double glazed pattern glass window, full panelling to walls and ceiling, ceiling light, extractor fan and tall chrome ladder style towel radiator.

#### FIRST FLOOR LANDING

Loft access with drop down ladder, access to all rooms and ceiling light point.



#### BEDROOM

10' 5" x 10' 8" (3.20m x 3.27m)

Double room accessed by way of a sliding door, fitted wardrobe to side of the room with upper storage lockers and dresser style unit to the side. UPVC double glazed window with an outlook down to the front garden and over the rooftops of neighbouring properties towards the surrounding countryside, radiator, ceiling light point, TV point and power.

#### BEDROOM

10' 6" x 7' 11" (3.2m x 2.41m)

Accessed by way of a sliding door, radiator, uPVC double glazed window to rear and curtain screening a cupboard over the stairs with hanging rail, shelving and housing the gas boiler for the heating and hot water systems.



#### EXTERNALLY

To the front is an excellent garden area accessed through a wooden arbour with gate to the enclosed garden and fencing to the side. Pathway down the side with lawn, seating areas and mid-way down a lovely insulated summer house. The summer house is a great area offering a pleasant seating and eating space to shelter both the sun and rain with a glazed door and window.

From here further access leading down to a lower garden and beyond a useful garden store which has access through it to a storage area. To the rear is a pleasant yard area with outside tap and gate to service lane.

