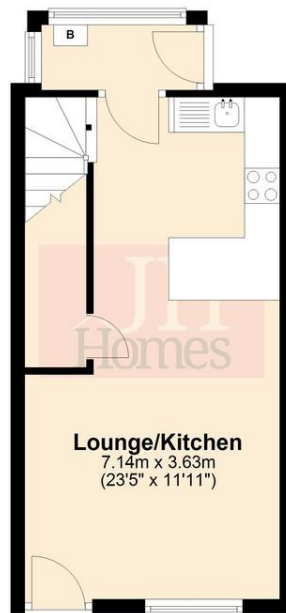
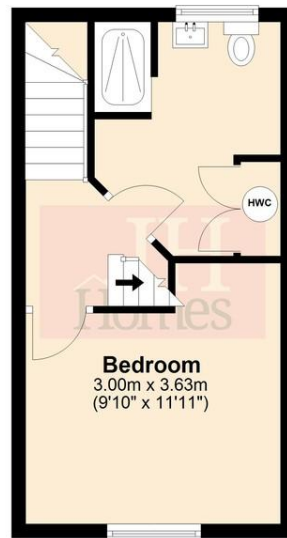


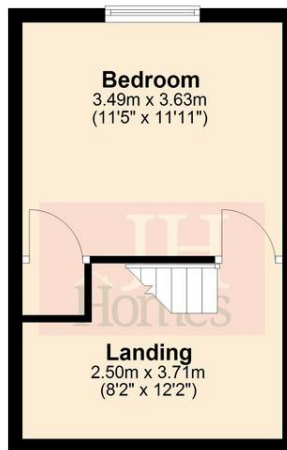
Ground Floor
Approx. 28.1 sq. metres (302.5 sq. feet)



First Floor
Approx. 25.9 sq. metres (279.0 sq. feet)



Second Floor
Approx. 22.3 sq. metres (240.1 sq. feet)



Total area: approx. 76.3 sq. metres (821.6 sq. feet)

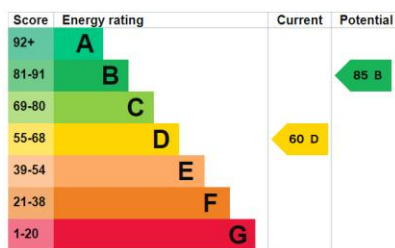
DIRECTIONS

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. Within a short distance you will find the property on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/begun.smothered.laying>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland & District Furness Council
SERVICES: Mains gas, electric, water and drainage 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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35 Ulverston Road, Swarthmoor,
Ulverston, LA12 0JB

For more information call **01229 445004**

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

Traditional mid terraced cottage situated in a prominent position adjacent to the A590 in Swarthmoor. Having recently undergone a complete revamp which would be appreciated upon recommended viewing and comprising of lounge open to a modern kitchen, rear porch/utility with double bedroom and shower room to the first floor and further bedroom to the second floor with an open landing for storage. Complete with uPVC double glazing, gas fired central heating system, small forecourt to area to front and open yard to rear. Early inspection is strongly advised of this modernised property which is offered with early and vacant possession having no upper chain.



Accessed through a PVC door with glazed inserts into:

LOUNGE/KITCHEN

23' 5" x 11' 10" (7.14m x 3.63m)

Dual aspect uPVC windows and laminate wooden style flooring with breakfast bar divide.

Lounge Area

Spot lights to ceiling, radiator, high level meter cupboard and decorative arch. Open to:

Kitchen Area

Fitted with a modern range of high gloss base, wall and drawer units with wooden worktops over incorporating stainless steel sink and drainer with mixer tap.

Integrated electric oven and hob with cooker hood over and slimline dishwasher. Spot lights to ceiling, understairs cupboard and door to stairs. Door to:

REAR PORCH/UTILITY

PVC double glazed construction with door to yard, plumbing and space for washing machine and wall mounted boiler for the hot water and heating system.

FIRST FLOOR LANDING

Door to bedroom and shower room. Stairs to second floor.

BEDROOM

12' 2" x 12' 0" (3.71m x 3.68m)

Double room with uPVC double glazed window to front, ceiling light point and radiator.



SHOWER ROOM

10' 11" x 8' 11" (3.35m x 2.72m)

Modern three piece suite comprising WC, wash hand vanity basin and double shower cubicle. Airing cupboard housing hot water tank, cladding to walls, radiator and uPVC double glazed window to rear.

SECOND FLOOR LANDING

Open for storage and door to:

BEDROOM

11' 10" x 11' 5" (3.63m x 3.49m)

Further double room with uPVC double glazed window to rear, radiator and ceiling light point.

EXTERIOR

Small front forecourt with path to front door and small open yard/path to rear.

