

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### DIRECTIONS

Leaving Ulverston and heading towards Barrow-in-Furness. Proceeding past the Blue Hub Centre and continue through the dip into Swarthmoor. After a short while number 6 Ulverston Road is on your right-hand side.

The property can be found by using the following "What Three Words": <https://w3w.co/fetching.plantings.mondays>

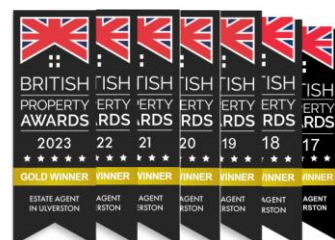
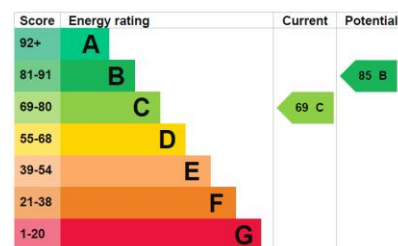
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

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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PARKING

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Family sized extended bungalow property situated in the sought after village of Swarthmoor which offers convenient access to local primary schools, bus stops and access to the A590 to both Ulverston and Barrow-in-Furness. Occupying an attractive plot location with a good sized driveway, this property would be of particular interest to the family home buyer with some views over open fields to the rear and modern contemporary decoration throughout. Comprising of hall, lounge, kitchen/breakfast room with dining area, bedroom/secondary reception room/office and two further bedrooms plus luxury bathroom. To the rear is an endosed, low maintenance garden with views. Early inspection strongly recommended.



Accessed through a PVC door into:

**HALL**

Wood laminate flooring., access to lounge, two bedrooms, bathroom and loft space.

**LOUNGE**

12' 8" x 17' 5" (3.86m x 5.31m)

Two uPVC double glazed window to front and side. Electric fire, radiator and door to:

**KITCHEN/DINER**

22' 10" x 11' 4" (6.96m x 3.45m)

Fitted with an excellent range of base, wall and drawer units split between two area's with worktop over. The initial area offers space and point for range cooker, space for fridge and freezer with the secondary area housing the one and a half bowl sink and drainer with swan necked mixer tap and cupboard with space and point for washing machine. Spot lights to ceiling throughout the room, door to a bedroom/secondary reception room/office and a uPVC double glazed window to the front.

Leading through from the kitchen the room opens up to a dining area with radiator, uPVC double glazed window to the rear and door to the outside.

**BEDROOM/SECONDARY RECEPTION ROOM/STUDY**

10' 0" x 9' 3" (3.05m x 2.82m)

PVC French style double glazed double doors to rear garden, radiator and door to:

**ENSUITE**

Modern three piece suite comprising of WC, wash hand vanity basin and shower cubicle. UPVC double glazed window to side, full tiling and radiator.

**BEDROOM**

10' 1" x 9' 7" (3.07m x 2.92m)

Double room with uPVC double glazed window to front and radiator.



**BEDROOM**

10' 0" x 9' 10" (3.05m x 3m)

Further double room with uPVC double glazed windows to rear with views and radiator.

**BATHROOM**

6' 4" x 8' 11" (1.93m x 2.72m)

Modern four piece suite comprising of WC, wash hand basin, shower cubicle and bath. Tiling to walls, radiator and uPVC double glazed window to rear.

**EXTERIOR**

Ample driveway giving access to front entrance door and side aspect to both sides leading to the rear garden which is enclosed and low maintenance.

