



#### 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/riders.confronts.stirs>

#### 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.



#### 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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£265,000



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PARKING

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Extremely well presented, local occupancy family home situated in this popular location in the village of Swarthmoor a suburb of Ulverston. This lovely property has been greatly improved by the current owners to offer a stylish well proportioned home perfect for a range of buyers including the family purchaser. Advantage of a gated drive and an excellent rear garden which is spacious with sunny aspects and is extremely well presented. Comprising of entrance hall, lounge, kitchen, dining/sunroom, utility, ground floor bathroom and to the first floor are three bedrooms and a WC. Complete with outhouse to the side of the property, gas central heating system and double glazing. Offering access to Ulverston, bus routes, local schools and has a park and football ground nearby. The property has a high standard of presentation throughout and offers an excellent opportunity with early viewing both invited and recommended.



Accessed by way of the drive to the front PVC door with a central pattern glass pane opening into:

**HALL**  
Radiator, stairs to first floor and modern wooden internal doors to ground floor bathroom and lounge.

**BATHROOM**  
5'7" x 5'5" (1.7m x 1.65m)  
Two piece, white suite comprising of wall hung wash hand basin with mixer tap and bath with side mounted mixer tap and glazed shower screen for the shower over. Tiling to walls, chrome ladder style towel radiator, inset mirror to wall, woodgrain effect laminate flooring and uPVC double glazed window.

**LOUNGE**  
17'2" x 11'7" (5.23m x 3.53m)  
UPVC double glazed window to front with fitted blind and overlooks the front garden area. Pair of wooden French doors to the rear opening to the sunroom, central black painted fireplace with conglomerate style inset & hearth housing a living fire and modern wooden door to kitchen.

**KITCHEN**  
11'2" x 9'8" (3.4m x 2.95m)  
Fitted with the attractive range of base, wall and drawer units with worktop over incorporating stainless steel, one and a half bowl sink and drainer with mixer tap and tiling to the walls. New World five burner gas hob with cooker hood over, Bosch double oven and grill, integrated wine fridge, built-in microwave and fridge freezer with pull-out shelved pantry unit to side. UPVC double glazed window to side, inset lights to ceiling and is accessed by way of a small lobby which has a radiator and door to understairs store with shelf and coat hooks. Further doors to a utility, sun room and side access.

**DINING/SUN ROOM**  
9'2" x 17'6" (2.79m x 5.33m)  
Polycarbonate style roof, uPVC double glazed windows and a pair of PVC double glazed French doors opening to and overlooking the rear garden. Radiator and three wall points.

**UTILITY ROOM**  
5'3" x 5'9" (1.6m x 1.75m)  
UPVC double glazed window, tiled walls and matching wall cupboards with work surface over and tiling. Recess and plumbing for washing machine, space for dryer and wall mounted Gloworm boiler for the central heating and hot water systems.

**SIDE ACCESS**  
PVC doors to front and rear stable style door opening to the garden.



**OUTBUILDING**  
11'11" x 7'1" (3.63m x 2.16m)  
Modern roller door to front, ceramic sink and uPVC double pattern glass window to rear.

**FIRST FLOOR LANDING**  
UPVC double glazed, tilt and turn window overlooking the rear garden, radiator and modern wooden internal doors to bedrooms and WC.

**BEDROOM**  
13'9" x 9'8" (4.19m x 2.95m)  
Double room with radiator and uPVC double glazed window to front with blind offering a pleasant aspect. Pair of modern glazed wooden doors open to a built-in wardrobe with hanging rails and shelving.

**BEDROOM**  
8'11" x 11'10" (2.72m x 3.61m)  
Further double room with uPVC double window and blind, radiator and access point to loft.

**WC**  
Combination wash hand basin with mixer tap and concealed cistern with push button flush WC. Panelling to half the walls, radiator and uPVC double glazed pattern glass window.

**BEDROOM**  
7'10" x 9'1" (2.39m x 2.77m)  
Radiator and uPVC double glazed window with fitted blind to the rear offering a lovely aspect towards the garden.

**EXTERIOR**  
To the front of the property are a set of double gates open to the block set driveway. The front garden area offers a lawn, borders with shrubs and bushes and a beach hedge to the side. To the rear of the property is a most attractive and well presented garden with lower flagged patio area, raised borders and useful covered bin store and storage shed. From here there is a decorative low fence giving access to the lawn with mature trees, shaped border which are well stocked with shrubs and bushes and gated access to the upper garden area which has a garden shed, aluminium greenhouse, border and veg planting areas.

