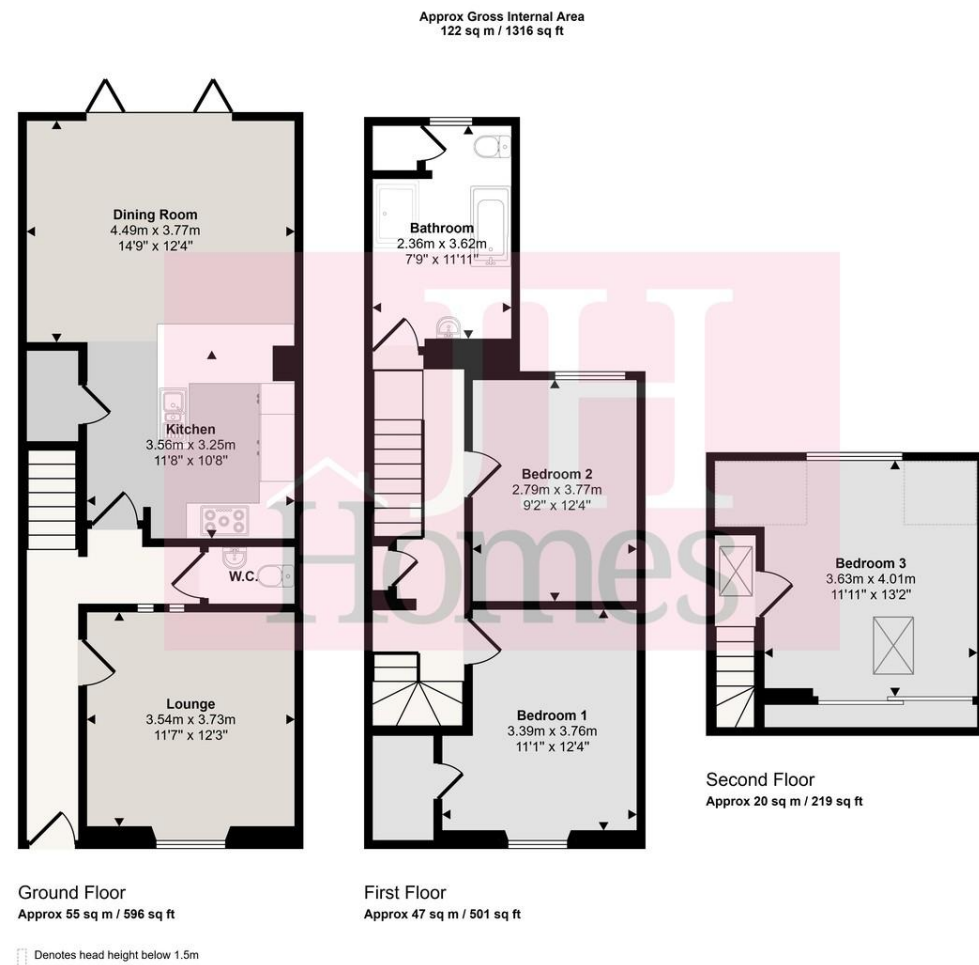


£235,000

JH  
Homes



#### DIRECTIONS

Leaving Ulverston and heading towards Barrow-in-Furness, proceed past the Blue Light Hub Centre, continue through the dip into Swarthmoor and take your first left into Park Road.

The property can be found by using the following "What Three Words" <https://w3w.co/earth.scorching.ballpoint>

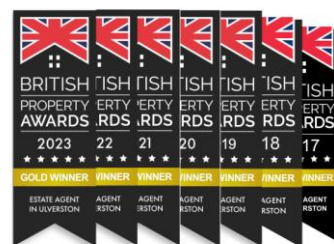
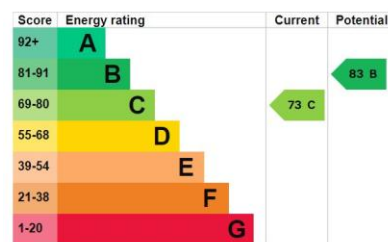
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and water are 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



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OFF ROAD  
PARKING

54 Park Road, Swarthmoor,  
Ulverston, LA12 0HH

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Fabulous traditional mid terrace house that has been comprehensively improved and modernised by the current owner. It offers a most comfortable home of excellent proportions and has been extended to offer accommodation suited to a wide range of buyers including the family purchaser. The accommodation has a high standard presentation with modern décor, gas central heating system and uPVC double glazing including bifold doors from the kitchen/diner onto the rear garden area/parking bay (with electric roller door). The accommodation comprises of entrance hall, WC, lounge, fabulous dining/kitchen, three double bedrooms and four piece bathroom to the upper two floors. Offered vacant with no upper chain, early viewing is invited and highly recommended to appreciate this lovely home. The excellent location offers good access to town and is set with open views of surrounding farmland looking towards Ulverston. An exceptional property that won't disappoint.



Accessed via pedestrian gate and path to modern composite front door with red exterior, white interior and three central panes opening into:

**ENTRANCE HALL**

An impressive space with woodgrain effect laminate flooring, white decor to walls with grey doors and architraves. Meter box and stairs to first floor with access to rear lobby, doors to WC and kitchen/diner.

**LOUNGE**

12' 3" x 11' 7" (3.73m x 3.53m)  
An excellent space with uPVC double glazed window to front with fitted blind offering a fabulous view over the picturesque surrounding countryside with Hoad Hill and Monument in the distance. Two borrowed light windows with concealed LED lights to inner lobby, TV bracket to wall and wall mounted feature electric flame effect fire making a lovely focal point. Inset lights to ceiling and radiator, overall a lovely, well-presented room.

**WC**

Useful ground floor facility with two piece suite comprising of wash hand basin with mixer tap, tiled splashback, mirror above and WC with concealed cistern and pushbutton flush. Extractor fan, modern radiator and grey woodgrain effect flooring.

**KITCHEN**

10' 8" x 11' 8" (3.25m x 3.56m)  
Fitted with a range of base, wall and drawer units with complementary worktop over incorporating single drainer bowl, half sink unit,

mixer tap and splash back tiling, creating an island and breakfast bar area looking into adjacent dining room. Spacious under stairs storage cupboard and lower door to cupboard housing washing machine. Integrated appliances including a five ring gas hob with glass splashback and cooker hood above, pull-out pantry/pan drawers below, integrated double oven and grill with matching microwave, built-in dishwasher with matching deck panel and space for freestanding fridge/freezer. Overall a spacious room and is an extension to rear of the original house with set of bifold doors opening to garden/yard.

**DINING ROOM**

12' 4" x 14' 9" (3.76m x 4.5m)  
Ample space with bifold PVC double glazed doors looking to rear garden, a fantastic feature particularly during the summer months. TV bracket, modern column radiator, inset lights to ceiling and additional lantern light. Kitchen/diner and WC benefit from an underfloor heating system. A beautiful room that will be fully appreciated with inspection.

**FIRST FLOOR LANDING**

Stairs to first floor with grey painted handrail and door at the three-quarter landing giving access to bathroom with radiator, painted banister rail and glass balustrades to main landing. Continuation of stairs to upper floor recessed display area with power socket, making an ideal area for a desk. Wall cupboard, inset lights to ceiling and natural light from sky tube.

**BATHROOM**

Beautifully appointed bathroom with modern four piece suite comprising of bath with central mixer tap and tile effect splashback, glazed walk-in shower cubicle



with fixed rain head shower and flexi track spray, modern tile effect panels to walls, WC with concealed cistern, wash hand basin with mixer tap, tile effect splashback with storage drawers below in modern woodgrain finish, matching cupboard to side with shelving plus mirror and light above. Modern column radiator with grey woodgrain effect flooring and door to boiler cupboard housing gas combi boiler for central heating and hot water system with additional shelving space. UPVC double glazed pattern glass window with blind to rear.

**BEDROOM**

12' 4" x 11' 1" (3.76m x 3.38m)  
Situated to front of property with inset lights to ceiling and uPVC double glazed window to front offering beautiful and panoramic view over the countryside with Hoad Hill and Monument in the distance. Ample power sockets and door to an excellent walk-in wardrobe with hanging rails and storage shelving.

**BEDROOM**

12' 4" x 9' 2" (3.76m x 2.79m)  
UPVC double glazed window to rear with tilt and turn opening pane, power sockets and TV point to wall if required. Situated to rear of property with light decor and inset lights to ceiling.

**STAIRS**

Grey painted handrails to top floor, Velux double glazed roof light and door to bedroom three.

**BEDROOM**

13' 2" x 11' 11" (4.01m x 3.63m)  
Excellent double with uPVC double glazed dormer window and Velux double glazed roof light to front with fitted blind. Modern sliding door wardrobes to excellent eaves wardrobe and storage area. Inset lights to ceiling and double radiator, making a lovely, well-appointed room.

**EXTERIOR**

Forecourt area with stone top wall as well as fabulous enclosed and sunny rear garden area which has the advantage of an electric roller door to provide off-road parking if required. Artificial grass and flagged wheel paths in addition to an excellent general storage shed. Step down to lower patio adjacent to bifold doors into the kitchen/diner.

