

FREEHOLD



**28 TRINKELD AVENUE,
SWARTHMOOR,
ULVERSTON,
LA12 0XB**

£350,000

FEATURES

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|---|---------------------------------------|
| Popular Residential Location | Lounge & Dining Room |
| Modern Detached Family Home | Conservatory & Modern Family Bathroom |
| Well Appointed and Presented Throughout | Four Bedrooms & Master En Suite |
| Modern Kitchen & Utility Room | Garage & Double Width Drive |
| 360° Tour Available Upon Request | Enclosed Rear Garden With Decking |



**Garage &
Off Road
Parking**



An excellent modern detached family home situated in this popular residential location within the village of Swarthmoor. The property offers a most comfortable family home, presented to high standard throughout with attractive modern décor and offering well-appointed accommodation suited to a range of buyers. With gas fired central heating system and uPVC double glazing, the accommodation comprises of hall, WC, lounge, dining room, kitchen, utility, conservatory, four bedrooms (master ensuite), family bathroom and gardens to both the front and rear, with a double width drive and integral garage. The location offers excellent access to Ulverston and beyond to Barrow -in-Furness, and good catchment to local schools. A great home in a lovely location with early viewing recommended.

This excellent modern home is accessed through a double-glazed front door with feature leaded and pattern glass panes, opening into:

HALL

An attractive in an inviting entrance space with tiling to the floor, radiator behind a decorative cover, coat hooks to the wall and stairs leading to the first floor.

WC

Modern white two-piece suite comprising of a wash hand basin inset onto a vanity cupboard with storage under, tiled splashback and WC with concealed cistern and push button flush. With a continuation of the tiled floor from the hall, radiator, inset light to the ceiling and uPVC double glazed pattern glass window to the front. Overall, a useful ground floor facility.

LOUNGE

14' 1" x 12' 3" (4.29m x 3.73m)

Extremely well-presented family room with light attractive decor and feature paper to the alcoves, coving to the ceiling, a ceiling light point and two wall light points. UPVC double glazed window to the front with the blind offering a view over the front garden area, an excellent under stairs storage cupboard and a set of French doors give access to the dining room at the rear. A comfortable room complimented by a lovely central fireplace feature with a polished hearth and stylish inset, living flame coal fire and painted surround with wooden mantle shelf.

DINING ROOM

8' 9" x 8' 8" (2.67m x 2.65m)

With acoustic style panelling to one wall and space for a family table, this lovely space is complimented by a set of bifold doors open to the conservatory and an open doorway to the adjacent kitchen, making a pleasant open plan feature.

KITCHEN

10' 3" x 8' 6" (3.14m x 2.61m)

Fitted with a range of base, wall and drawer units with

wood block effect worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Gas hob with cooker hood above, electric double oven and grill, recess for a fridge and recess and plumbing for a dishwasher. There are inset lights to the ceiling and a uPVC double glazed window looking into the conservatory. An open doorway connects to the utility room, with woodgrain laminate flooring running through the kitchen into the adjacent dining room and beyond into the utility.

UTILITY ROOM

8' 10" x 4' 8" (2.69m x 1.42m)

Continuation of the base kitchen units and wood block effect work surfacing, with a stainless-steel sink and mixer tap. Wall mounted is the ideal gas boiler for the heating and hot water systems, alongside a recess and plumbing for a washing machine, recess for a dryer, uPVC double glazed window and a half-glazed door with cat flap to the rear garden. A further door opens to the garage.

CONSERVATORY

9' 5" x 15' 6" (2.87m x 4.72m)

Situated to the rear of the property with uPVC double glazed windows, a double-glazed roof and a set of French doors opening to the deck at the side. Complete with radiator, electric operated roof lights and power sockets, as well as two wall light points. A lovely area that offers an excellent additional reception room.

FIRST FLOOR LANDING

Stairs leading to first floor with light attractive decor and a painted handrail. The landing has a radiator and provides an access point to the loft as well as doors to the bathroom and all bedrooms.

BEDROOM

13' 0" x 12' 4" (3.96m x 3.76m) max

Well-proportioned and presented double bedroom with attractive decor and a feature papered wall. UPVC double glazed window to the front with fitted blind and double radiator. Door to a useful over stairs storage cupboard with shelving and further door to:

ENSUITE

Modern three-piece suite in white comprising of a quadrant shower cubicle with fixed rain head shower, flexi track spray and modern panelling to the splashback. WC with pushbutton flush, wash hand basin inset into a vanity unit with storage cupboard under, electric shaver light to the wall and uPVC double glazed window.

BEDROOM

9' 10" x 9' 0" (3m x 2.74m)

Situated to the rear of the property with radiator and uPVC window offering a pleasant aspect over neighbouring properties, with a glimpse towards Hoad Monument at the side.

BATHROOM

Modern three-piece suite in white comprising of a panel bath with glazed shower screen, mixer tap, over bath thermostatic shower with flexi track spray and fixed rain head. WC with concealed cistern and wash hand basin combination unit with mixer tap and storage cupboard under. Modern tile effect panelling to 3 walls with further panelling into the ceiling with inset lights, extractor fan, feature electric mirror and chrome ladder style towel radiator. An attractive, well-appointed family bathroom.

BED ROOM

8' 6" x 8' 8" (2.59m x 2.64m) max

L-shaped bedroom with half panelling, fitted shelving and pleasant light decor. Complete with radiator and electric light and power points.

BED ROOM

6' 9" x 8' 9" (2.06m x 2.67m)

UPVC double window to the front, radiator and light and power points.

EXTERIOR

Advantage of a double width tarmac drive offering good off-road parking and access to the garage. To the side of the drive there is a lawn area with a flagged seating space in front of the lounge window, and a gravel area to the upper section. To the rear the property an excellent deck running to the sides and in front of the conservatory, offering outside seating space with wide steps leading down to the lower garden area. A path to the side leads back to the front of the property and the lower garden has lawn and feature patio with mature trees and shrubs.

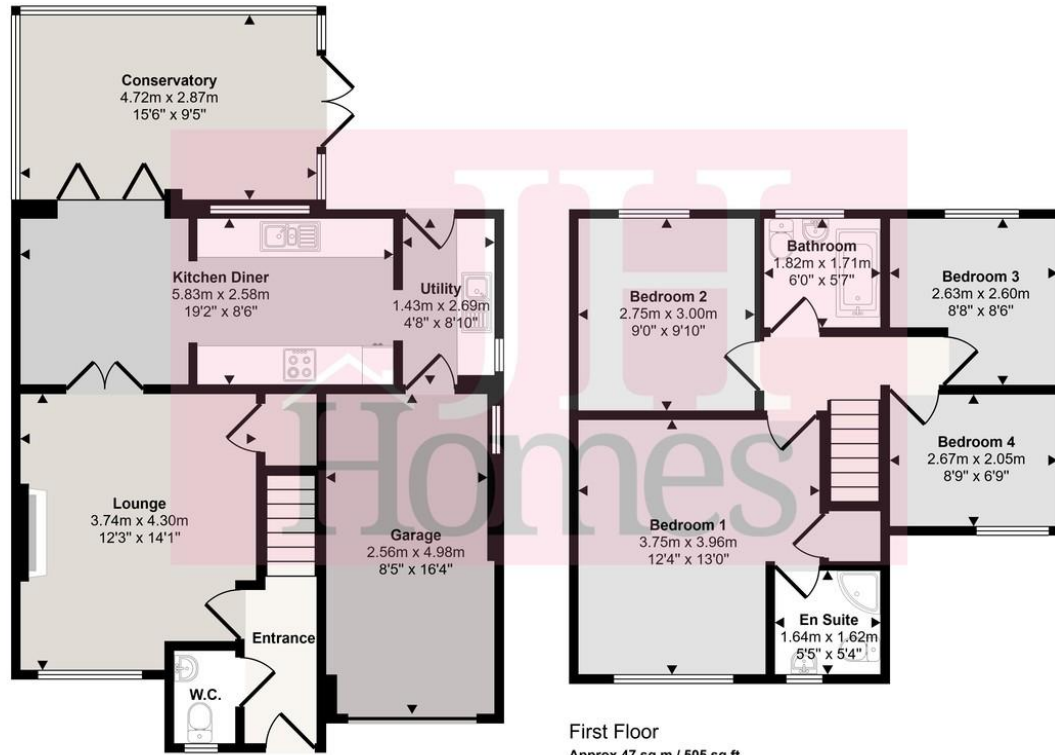
GARAGE

16' 4" x 8' 5" (4.98m x 2.57m)

Offering good general store space or parking if required, this single garage has an up and over door, electric light and power points and a window to the side.



Approx Gross Internal Area
119 sq m / 1286 sq ft



Ground Floor
Approx 73 sq m / 782 sq ft

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.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Proceeding through Swarthmoor after leaving Ulverston, on reaching the roundabout take the first exit onto Main Road, then take the second left onto Trinkeld avenue.

The property can be found by using the following "What Three Words"

<https://w3w.co/deranged.herds.warbler>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

