

FREEHOLD



# 26 TRINKELD AVENUE, SWARTHMOOR, ULVERSTON, LA12 0XB

## £425,000

### FEATURES

Lovely Detached Family Home

Carefully Improved and Extended

Very Well Presented Throughout

Lounge & Sitting Room/Playroom

Fabulous Extended Kitchen/Diner

Utility & WC, Modern Stylish Bathroom

Four Good bedrooms, Main Ensuite

Landscaped Rear Garden

Double Width Drive Parking

No Upper Chain & Viewing Highly Recommended



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Off Road Parking



An exceptional detached family home, beautifully modernised, improved, and extended by the current owners to create a truly outstanding residence in this highly sought-after location. Set within a desirable development in Swarthmoor, on the outskirts of Ulverston, the property offers an ideal setting for family life with convenient access to local schools and bus and road links to both Ulverston and Barrow-in-Furness. Immaculately presented throughout, the accommodation is both spacious and versatile, comprising of an entrance hall, ground floor WC, sitting room/playroom, lounge, a truly impressive open-plan kitchen/diner, and a separate utility room. To the first floor are four well-proportioned bedrooms, including a main bedroom with en-suite, together with a modern family bathroom. The standout feature of the home is the superb rear extension, creating a stunning kitchen/diner that must be viewed to be fully appreciated. Externally, the property benefits from a double-width driveway, a useful side store, and a fully enclosed rear garden featuring an attractive patio with sliding doors from the kitchen/diner and a lower garden area beyond. Overall, this is a striking family home in an excellent location, and early viewing is strongly advised to appreciate the quality and lifestyle on offer.

This lovely family home is accessed through a recently installed feature composite door, with double glazed leaded and pattern glass panes. Opening into:

#### ENTRANCE HALL

An attractive and inviting space with light grey woodgrain décor, a column radiator and stairs to the first floor. Doors to the WC, lounge and sitting room/playroom.

#### WC

A useful ground floor facility with a continuation of flooring from the hall, uPVC double glazed pattern glass window and a radiator. Complete with a modern two-piece suite comprising of pedestal wash hand basin with mixer tap and tiled splashback and WC with pushbutton flush.

#### SITTING/PLAY ROOM

*16'9" x 8'2" (5.11m x 2.49m)*

Converted from the former garage and offers a very versatile room perfect for variety of uses. With uPVC double glazed windows to the front and side, inset lights to the ceiling, radiator and concealed within the room, the circuit breaker point and meter.

#### LOUNGE

*14'3" x 12'5" (4.34m x 3.78m)*

Beautifully presented room with attractive decor, coving to the ceiling and a feature painted wall to the chimney breast. Modern fireplace with living coal gas fire and concealed lighting makes a lovely focal point of the room. UPVC double glazed window to the front with a blind, double radiator and a set of double multipaned doors to the rear. Opening into:

#### KITCHEN/DINER

*16'3" x 40'1" (4.95m x 12.22m)*

Beautifully presented and extended to the full width of the property to the rear, creating a fabulous dining area with three sliding patio doors opening to rear patio. Fitted with a stylish and comprehensive range of base and wall cupboards with shaker style decor panel in grey, complemented with a quartz worksurface and tiling to the splashbacks. Complete with central island with breakfast bar and seating for four, inset bowl and a half sink with grooved drainer and mixer tap, dishwasher built under and additional storage cupboards. To the side, a five-burner gas hob with cooker hood above, integrated twin Siemens Wi-Fi and app-controlled double ovens, integrated microwave, wine racks and two pull out pantry style units to either side of the recess for an American style fridge freezer, which may be available by separate negotiation. The dining area has ample space for a table plus additional seating areas, two feature column radiators and a lovely aspect out onto the rear patio, with views towards Birkrigg Common over the rooftops, and further natural light from three rooflights. Inset lights to the ceiling, a hidden LED strip light, two pendant lights hanging over the central island and a door to an understairs store. The whole room is finished with an LVT wood grain effect flooring in a herringbone pattern and borders making a hard-wearing floor surface.

#### UTILITY ROOM

*8'6" x 6'4" (2.59m x 1.93m)*

Fitted with an excellent range of units with a wood block effect work surface, double base cupboard, stainless-steel sink unit with mixer tap and wall cupboard concealing the Worcester gas boiler for the heating and hot water systems. Complete with shelving to the walls, an extractor fan, radiator, continuation of the LVT flooring and a uPVC double glazed door to the side.

#### FIRST FLOOR LANDING

From the entrance hall the stairs lead to the first floor and have a painted handrail. To the landing, a radiator, ceiling light point and integrated smoke alarm with access to the loft, which has a drop-down ladder and has been part boarded for storage.

#### BEDROOM

*13'1" x 12'6" (3.99m x 3.81m)*

Double bedroom with attractive, light neutral decor and uPVC double glazed window to the front with fitted blind. Provides ample space for a bed and wardrobes, with a double radiator and door to an excellent over stairs storage cupboard. Door to:

#### ENSUITE

Modern recently installed shower room with a stylish suite in white with black trim, comprising of a quadrant shower cubicle with fixed rain head, flexi track spray, extractor fan above and tiling to the cubicle. Wash hand basin on a washstand with mixer tap and tiled splashback, Bluetooth electric mirror above, low flush WC with pushbutton flush, ladder style towel radiator and a uPVC double glazed window, making an excellent ensuite facility.



### BED ROOM

10' 2" x 9' 2" (3.1m x 2.79m)

Attractively decorated as a children's room, uPVC double glazed window to the rear with fitted blind and offering a pleasant aspect over the neighbouring rooftops and properties, with Birkrigg to the side. Complete with radiator and ceiling light point.

### BED ROOM

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

A further good room with attractive light decor, radiator and uPVC double glazed window to the front with a fitted blind, offering a lovely third bedroom.

### BED ROOM

6' 10" x 8' 11" (2.08m x 2.72m)

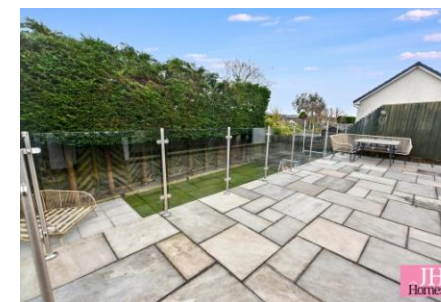
Currently used as a dressing room with a radiator and uPVC double glazed window with a view beyond neighbouring roof lines towards The Hoad to the left and Birkrigg to the right.

### BATHROOM

Recently fitted with a stylish and modern three-piece suite, with gold trim comprising of a panelled bath with central mixer tap, over bath shower with fixed rain head and flexi-track spray, tiled surround and a recess for toiletries. The wash hand basin is sat on a washstand with mixer tap and drawers under, and WC with a push button flush. Tiling to the floor with matching tiles to half of one wall, ladder style towel radiator, inset lights to the ceiling and a uPVC double glazed window.

### EXTERIOR

To the front of the property, a double width tarmac driveway with shrubs to either side, a flagged storage area and access to one side leading to rear garden. To the rear of the property a substantial patio garden which connects directly into the kitchen/diner through the sliding patio doors. With glass banister rails and access to the side leading to useful 'lean to' store at the side of the property. Patio steps lead down to a lower garden area with artificial grass making excellent all weather play area with mature conifer trees to the boundary.



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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

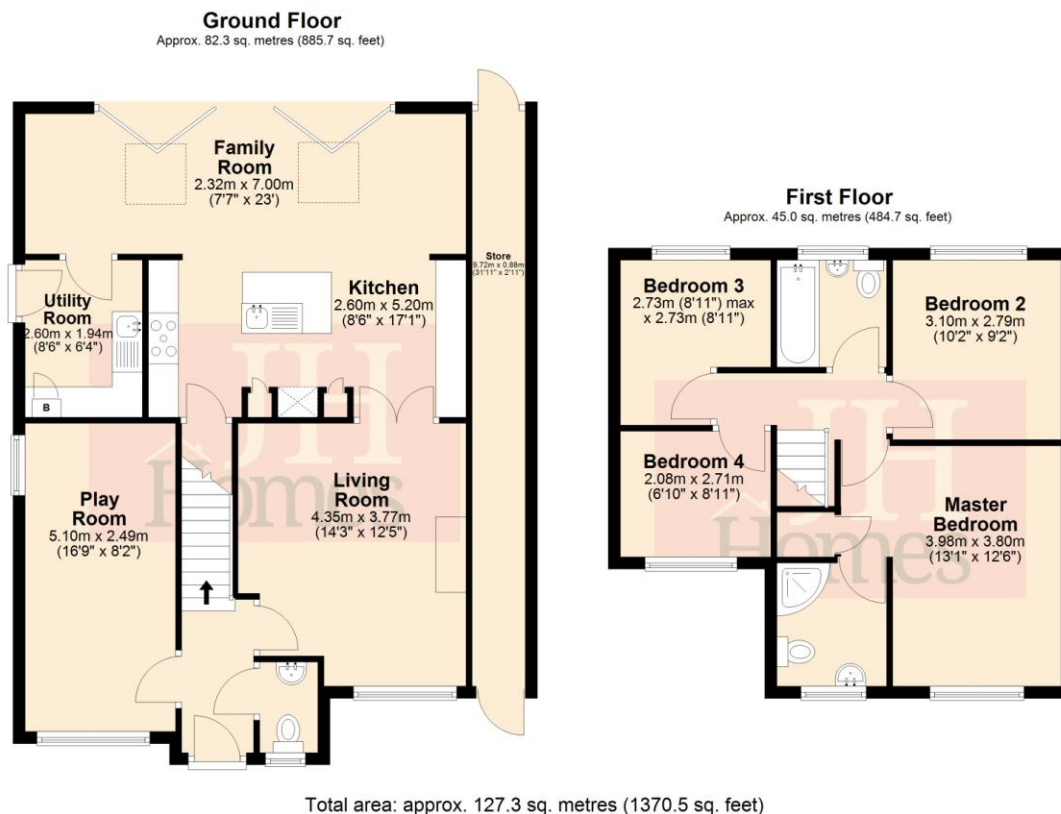
SERVICES: Mains drainage, gas, electric, water are all connected

#### DIRECTIONS:

Proceed 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/townhouse.cuts.healthier>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	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.

