

69 PARK ROAD, SWARTHMOOR, ULVERSTON, CUMBRIA, LA12 0JH

EXTERNALLY

The property is approached by a deep set garden frontage, while to the rear is an enclosed yard.

DIRECTIONS

Leaving our offices proceed to the traffic lights and turn right onto the main road. Proceed along the dual carriageway and into Swarthmoor. Take the first available turning on the left into Park Road and proceed along past the garage until you meet the crossroad junction. Proceed straight ahead and you see the playing fields and park on the left and the property is on the right hand side. Look for a pink For Sale Sign .

TENURE: Freehold

COUNCIL TAX—Band B

LOCAL AUTHORITY— South Lakes District Council

SERVICES: Mains gas, electric and water

Viewing strictly through J H Homes.



EPC  
PENDING

DRAFT BROCHURE. Please sign to approve.  
Signature .....  
Date: .....

**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.



Superb Four Bedroom Mid Terrace House  
Upgraded and Refurbished  
FOR SALE £199,950



68 Park Road, Swarthmoor, Ulverston, Cumbria, LA12 0JH

Situated in a popular location, this four bedroom ready to move into terrace home is ideal for a variety of purchasers. The property has been sympathetically upgraded and developed by the existing owner to provide a stylish and modern contemporary property with quality fixtures and fittings to create a hugely welcoming ambience. The accommodation benefits from gas fired central heating and double glazing, newly fitted modern kitchen with integrated appliances, newly fitted stylish four piece bathroom, fully rewired, neutral décor throughout, recently plastered, the list is endless with meticulous attention to detail. In summary the accommodation comprises of entrance hall, through lounge/diner with exposed laminate flooring, fitted high gloss kitchen with integrated appliances to include washing machine, slimline dishwasher, oven, hob ,hood and fridge. To the first floor are three bedrooms, four piece bathroom and further stairs to a spacious bedroom. Externally there is a deep lawned fore- courted garden frontage with enclosed yard to the rear. Viewing essential to appreciate this stunning home in a ready to walk into condition.

For more information call **01229 314049 or 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

EPC Rating: tbc



69 PARK ROAD, SWARTHMOOR, ULVERSTON, CUMBRIA,

**ACCOMMODATION**

The property is approached via a central pathway with access to 68 and the neighbouring property as you pass the lawned garden with established planting as you approach the composite door which opens direct into the entrance hallway.

**ENTRANCE HALLWAY**

The entrance hallway has papered decoration, white painted woodwork, grey carpeting, stairs immediately in front providing access to the first floor, central heating radiator, overhead light and door providing access to the through lounge/diner.



**THROUGH LOUNGE /DINER**

10' 11" x 9' 1" (3.35m x 2.77m)/11' 8" x 9' 7" (3.58m x 2.94m) max

This beautifully presented room provides a dining area to the rear adjacent to the kitchen and a lounge area to the front. The rooms are neutrally decorated with white painted woodwork complimented by laminate flooring. There are dual windows facing the front and rear elevations with deep sill. The lounge centres around a living flame gas fire set within a highly polished hearth with exposed timber mantle over and central heating radiator, built in cupboard. There is overhead lighting and power points. Access through to the kitchen.



**KITCHEN**

11' 6" x 7' 9" (3.51m x 2.38m)

Fitted with a Stylish range of high gloss fronted base and wall units with worksurfaces incorporating a single drainer stainless steel sink unit with mixer tap over, integrated appliances within the kitchen include a four ring Electrolux hob with extractor hood over, a built under Lamona electric oven, further integrated appliances in a Beko washing machine, slimline Lamona dishwasher and fridge. There is inset lighting, smoke alarm. Power points while provides a uPVC double glazed window facing the side elevation and uPVC door to the rear yard.



**FIRST FLOOR LANDING**

10' 7" x 12' 5" (3.24m x 3.81m)

Stairs lead from the hall to the first floor landing to three bedrooms and bathroom with a further door leading up to the second floor where located is a master bedroom .

**BEDROOM TWO**

10' 7" x 12' 5" (3.24m x 3.81m)

A generous sized double bedroom which occupies the front of the property. There is emulsion finish to the walls, white painted woodwork, oak veneered door, grey carpeting along with uPVC double glazed window facing the front elevation providing a pleasant outlook towards the football pitch and towards Hoad Monument in the distance, while benefits from overhead light and power points.

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**BEDROOM THREE**

10' 7" x 12' 5" (3.24m x 3.81m)

A further double bedroom benefitting from a uPVC double glazed fire exit window facing the rear elevation. There is a central heating radiator, neutral decor, engineered laminate flooring, overhead light and power points.



**BEDROOM FOUR**

10' 7" x 12' 5" (3.24m x 3.81m)

This is the smallest of the bedrooms and would be ideal as a home office or nursery. There is a uPVC double glazed window to the rear elevation, central heating radiator, neutral decor, grey carpeting, ceiling light and power points.



**BATHROOM**

10' 7" x 12' 5" (3.24m x 3.81m)

The bathroom comprises of a stylish four piece white suite which includes bath with mixer tap over, pedestal wash hand basin with mixer tap, WC and separate shower cubicle housing a fitted thermostatic shower finished with natural tones of wall and floor tiling, wall mounted chrome heated towel rail/radiator whilst provides a uPVC double glazed window to the side elevation.



From the first floor landing a door open directly to the second floor where located is the fourth bedroom.

**MASTER BEDROOM**

10' 7" x 12' 5" (3.24m x 3.81m)

A well-proportioned bedroom with sloping eaves to the sides and a Velux window, inset lighting and smoke alarm. Neutrally decorated with white painted woodwork spindles complimented by grey carpeting.

