

FIELD END, 68 ULVERSTON ROAD, SWARTHMOOR, ULVERSTON, CUMBRIA, LA12 0JF

EXTERNALLY

Gardens to the front and rear with decked seating area, established planting and space for multiple greenhouses/sheds.

DIRECTIONS:

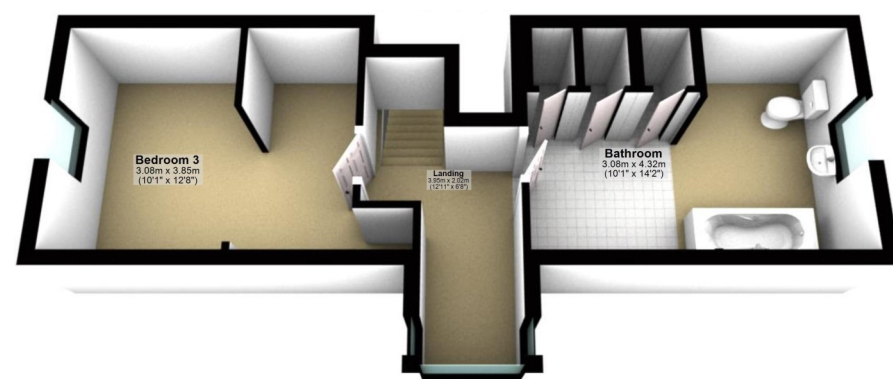
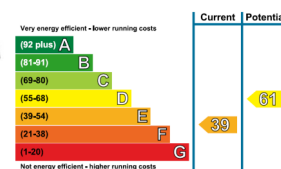
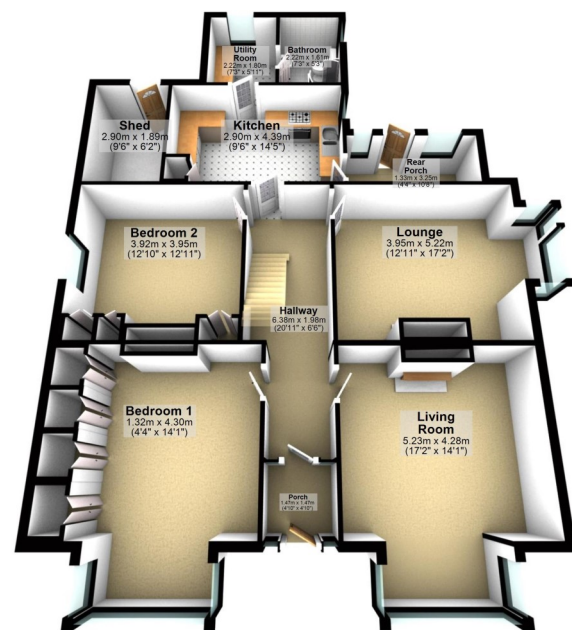
From our office, follow the A590 in the direction of Swarthmoor. Follow the road along Ulverston Road and the property is on the right hand side. Look for the pink for sale sign.

TENURE: Freehold

COUNCIL TAX—Band D

LOCAL AUTHORITY— South Lakeland District Council

Viewing strictly through J H Homes.



Estate Agency Act 1979

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**Well Presented Three Bedroomed
Detached Bungalow, Roadside Position
FOR SALE £345,000**



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JH Homes are pleased to bring to market this three bedroom detached bungalow, situated on Ulverston Road in Swarthmoor. Set back from the road. The property benefits from gas central heating and uPVC double glazing along with spacious accommodation throughout to comprise of tasteful hallway, two reception rooms, Stylish kitchen, utility room and rear porch. Two of the bedrooms within the property are located on the ground floor along with a shower room. To the first floor is a third bedroom and a family bathroom. Viewing advised subject to Covid 19 guidelines .

For more information call 01229 314049 or 445004

2 New Market Street
Ulverston
Cumbria
LA12 7LN

EPC Rating: E

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ACCOMMODATION

The property is approached via a uPVC door with stained glassed window opening directly into an entrance vestibule.

ENTRANCE VESTIBULE

The entrance vestibule has traditional tiled flooring and stained glass wooden door opening into the entrance hallway.

ENTRANCE HALLWAY

20'11" x 6'6" (6.38m x 1.98m)

The entrance hallway has the traditional tiled flooring continued through from the entrance vestibule, inset lighting, tasteful décor in refreshing wallpaper from Wards Interiors with a wooden painted dado rail and spindled staircase leading to the first floor.



Internal doors from the entrance hallway lead into the living room, lounge, kitchen and two bedrooms.

LOUNGE

17'2" x 14'1" (5.23m x 4.28m)

This is a spacious living room with a bay window to the front elevation looking out over the garden. The decor within the room is of neutral shades with a decorative picture rail whilst having three central heating radiators, ample power points, Sky TV point and TV aerial point.

LIVING ROOM

12'11" x 17'2" (3.95m x 5.22m)

The focal point within the lounge is the wood burning stove set within a brick fireplace on a slate hearth with wooden mantle. The lounge is neutrally

decorated with carpeting, wooden picture rail and feature chimney breast in shades of blue and white. Within the room are ample power points, TV point,



overhead light and central heating radiator. This could also be utilised as a dining room.

KITCHEN

9'6" x 14'5" (2.90m x 4.39m)

The kitchen has been recently installed with a range of oak effect base and wall units with downlighters and integrated microwave, fridge/freezer and fan oven. Stone coloured marble effect work surfaces incorporating a one and a half bowl stainless steel sink unit and a Gorenje induction hob. The décor within the kitchen is neutral with panelling and paint to the walls. Within the kitchen are ample



power points, uPVC double glazed window, slimline central heating radiator and TV aerial point.

UTILITY ROOM

7'3" x 5'11" (2.22m x 1.80m)

Recess space and plumbing connection for the washing machine with further recess spaces and power points for a tumble dryer and dishwasher.

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REAR PORCH

The rear porch is currently set up as a sun room having neutral décor in shades of grey with a tartan style wallpaper to the top half and painted woodwork to the bottom half of the wall. Two uPVC double glazed windows with fitted blinds and uPVC door leading to the rear elevation.

MASTER BEDROOM

4'4" x 14'1" (1.32m x 4.30m)

This is a spacious double bedroom with a range of fitted wardrobes and a uPVC double glazed bay window to the front elevation overlooking the garden. The room is neutrally decorated with a striped papered feature wall in shades of aubergine, grey and cream. Within the room are power points and two central heating radiators.



BEDROOM TWO

12'10" x 12'11" (3.92m x 3.95m)

Bedroom two is another double bedroom located on the ground floor. Neutrally decorated in with a striped beige wallpaper to picture rail height with a wooden picture rail and the remainder of the wall decorated in white. uPVC double glazed window to the side elevation with central heating radiator sat beneath and power points.

SHOWER ROOM

7'3" x 5'3" (2.22m x 1.61m)

The shower room is located to the rear of the property on the ground floor and comprises of a three-piece suite to include a corner curved shower with doors, pedestal wash hand basin and WC. The shower room is fully tiled with a dark blue tile to midway height, patterned border tile and the remaining tiles in white. uPVC double glazed window with opaque glass.

The shower room also houses the Combi-boiler. From the entrance hallway, stairs provide access to the first floor landing where located is a third bedroom and bathroom.

BEDROOM THREE

10'1" x 12'8" (3.08m x 3.85m)

This is a double bedroom but is set up by the current vendors as a single bedroom located on the first floor of the property having a uPVC double glazed window to the side elevation with central heating radiator sat beneath, neutral décor, decorative picture rail, overhead light and power points.



BATHROOM

10'1" x 14'2" (3.08m x 4.32m)

Located to the first floor comprising of a three-piece suite to include pedestal wash hand basin, free standing bath and WC. Neutral décor with tiles to midway height and exposed wooden flooring. Built in cupboards for storage, central heating radiator, uPVC opaque double glazed window and inset lighting.

