



Cross-A-Moor, Swarthmoor, Ulverston, LA12 0RT

- Charming Two Bed Cottage Style Home
- Set Back from the Road behind a Long Front Garden
- Fitted and Equipped Kitchen
- Modern Shower Room
- Double glazed, Gas Central Heating
- In a Short Row of Terraces
- Living Room with Wood Burner
- Two Double Rooms
- Private Front Garden and communal rear.
- Council Tax Band A

Offers In The Region Of £170,000



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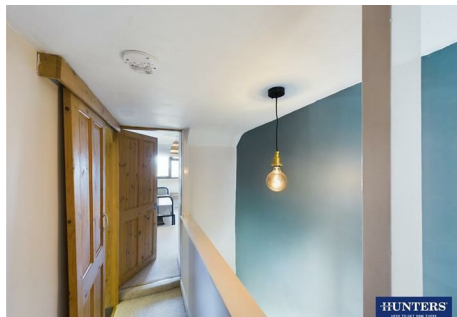


A charming two bedroom cottage style property offered with NO CHAIN located in a short terraced row, and sat back from a no-through-road behind a private front garden, and that is ideally suited to a first-time buyer, use as a second home, or even as an investment to rent out. The accommodation comprises of an entrance porch, living room, fitted kitchen, first floor landing, two double bedrooms, and a modern shower room. The kitchen and second bedroom sit in the rear two-floor extension. Outside there is the private front garden, a shared rear garden, and there is a parking space outside.

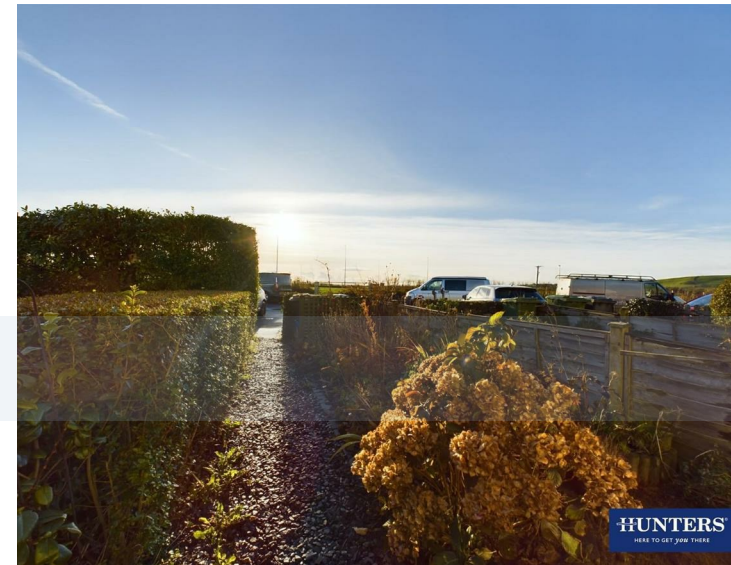
The property benefits from gas central heating and double glazing, and further benefits from being located on a Cul-de-Sac with no through traffic.



Cross-a-Moor sits at the southern tip of Ulverston, and is just off the A590 with connections to Barrow-in-Furness. In nearby Swarthmoor and Pennington you will find a couple of public houses and a CofE junior school at Pennington. Ulverston is just 1.8 miles away and is packed with local shops, bars, restaurants and supermarkets. There is also a conveniently located bus stop near to the house which links to Ulverston, Dalton and Barrow and the The Lake District National Park is just 9 miles away with the southern tip of Lake Windermere 9 miles away at Newby Bridge.



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Porch

A double glazed porch with a UPVC frame, perfect for kicking off shoes and keeping the chill from the front door.

Living Room

A good sized room with a wood burner recessed and sat on a slate hearth, a laminate floor, a window to the front elevation and with space for a dining table and three piece suite. The room provides access to the kitchen and to the stairs rising to the first floor.

Kitchen

Fitted with attractive shaker style cabinets at wall and base level and with contrasting worksurfaces over. Integral appliances include a four-ring gas hob, an eye level electric over, an undercounter fridge and freezer, inset sink and drainer, and with space and plumbing for a washing machine. The flooring is the continuation of the living floor providing for a coordinated look, and there is window to the rear elevation and an external side door leading out to the garden.

First Floor Landing

The first floor landing is reached from the stairs rising from the living room and it provides access to the bedrooms and the shower room.

Bedroom One

With a window looking out to the front, this is a double room with niche spaces for bedroom furniture and shelving.

Bedroom Two

The bigger of the two bedrooms, and located at the back of the property in the extended part of the building. Plenty of space for a double bed and wardrobes.

Shower Room

A stylish, modern shower room with a walk-in cubicle with glass and black frame, black sanitary ware, and attractive tiles. There is a wall-hung wash-hand basin and a low level WC. You will also find a black heated towel rail and a window providing natural light from the rear elevation.

Front Garden

To the front is a long garden, paved for access and with tidy screening for the bins, beds with mature shrubs and plants, and a seating area.

Communal Garden

The rear garden is shared with the other properties and open plan without individual boundaries. Access is from the kitchen door, and for moving garden waste you have a side path



Ground Floor



Floor 1



Approximate total area⁽¹⁾

512.48 ft²

47.61 m²

Reduced headroom

0.36 ft²

0.03 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

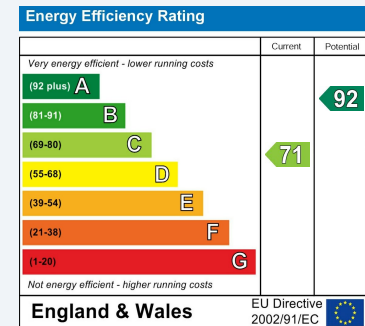
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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