



22 Park Field

Ulverston, LA12 0HW

Offers In The Region Of £275,000



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This beautifully decorated and well-presented extended dormer bungalow in Swarthmoor offers versatile accommodation to suit a variety of needs. With three bedrooms, the layout allows for flexibility, as the ground floor bedroom can alternatively be used as a second reception room or a home office. The property boasts well-maintained gardens, providing a lovely outdoor space to enjoy, along with the convenience of a garage and off-road parking. Situated in a desirable location, this charming home is ideal for families or those looking for adaptable living arrangements.

Upon entering the property through the front door, you are welcomed into a stylish and well-appointed kitchen. This stunning space features a variety of striking blue base and wall units, complemented by marble-effect work surfaces and wood-effect flooring. The kitchen is equipped with an integrated electric double oven, an electric hob with an overhead extractor hood, and plumbing for a washing machine. Its dual-aspect windows allow for plenty of natural light, creating a bright and airy feel. A designated dining area within the kitchen provides the perfect space for family meals and entertaining, with access leading through to the lounge.

The lounge is beautifully decorated in a modern style, offering a cosy yet contemporary ambiance. A standout feature is the charming gas stove burner, set within a brick inset with a wooden plinth, adding warmth and character to the space. From here, a door leads into the rear hall, which is an excellent size and provides access to the staircase, the ground floor bedroom, and the bathroom.

The ground floor bedroom is a versatile room that could also be used as a second reception room or home office, depending on your needs. The bathroom is beautifully designed with a stylish three-piece white suite, featuring a shower over the bath. Wooden units, marble-effect floor tiles, and floor-to-ceiling wall paneling enhance the luxurious feel of the space.

Upstairs, the property boasts two well-sized and wonderfully presented bedrooms, both offering a comfortable and stylish retreat. The first-floor shower room is equally impressive, featuring a double sink unit, a corner shower cubicle, and wood-effect flooring, combining practicality with modern elegance.

Externally, the property benefits from off-road parking to the side, along with a low-maintenance front garden. The rear garden provides a fantastic outdoor space, complete with a lawned area, paved sections for seating or dining, and a garage for additional storage or parking. This beautifully presented home offers flexible living space in a desirable location, making it ideal for a range of buyers.

Kitchen Diner

14'11" x 8'4" (4.557 x 2.562)

Lounge

17'4" x 10'11" (5.293 x 3.331)

Reception/Bedroom Three

13'4" x 10'11" (4.067 x 3.336)

Ground Floor Bathroom

5'10" x 6'9" (1.803 x 2.073)

Rear Hall

9'4" x 11'8" (2.863 x 3.561)

Bedroom One

20'2" (into eaves) x 9'0" (6.162 (into eaves) x 2.752)

Bedroom Two

12'8" x 9'4" (3.876 x 2.869)

First Floor Shower Room

5'11" x 4'5" (1.827 x 1.352)

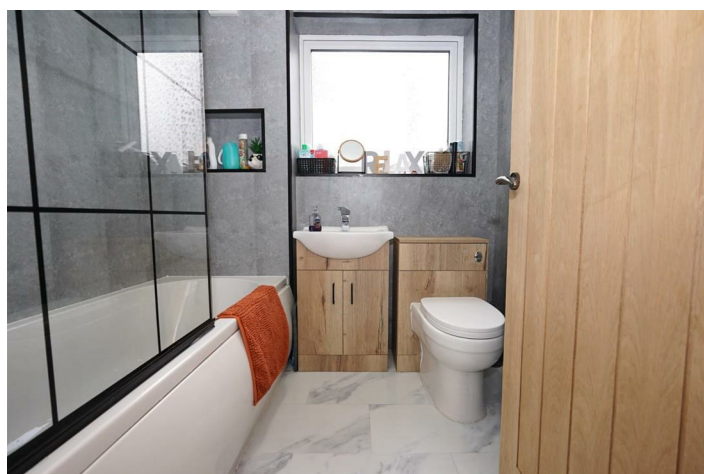
Garage

18'0" x 9'0" (5.489 x 2.749)

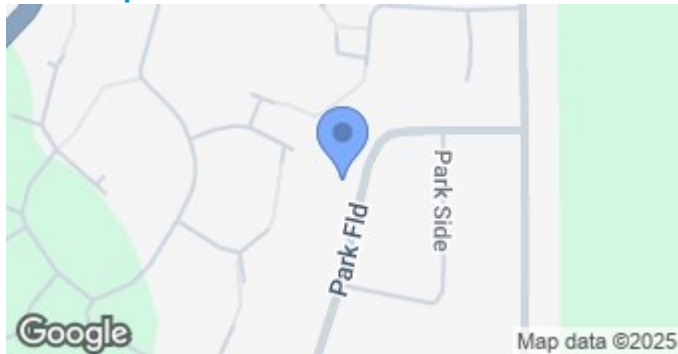


- Superb Family Home
- Garage & Off Road Parking
- Recent Bathroom & Kitchen
- Short Drive to Schools, Transport Links & Amenities
- Council Tax Band - C

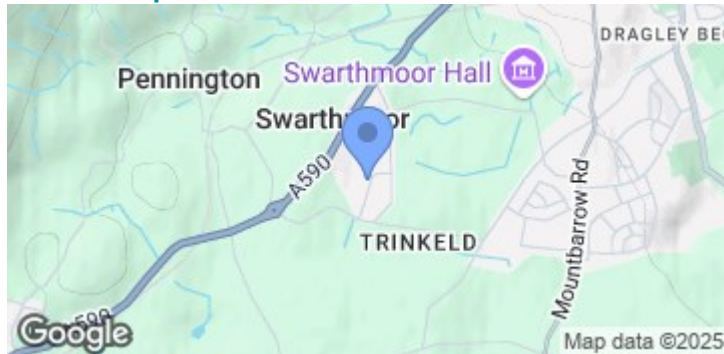
- Rear Garden
- Tasteful, Modern Décor Throughout
- Gas Central Heating & Double Glazing
- Quiet Residential Location



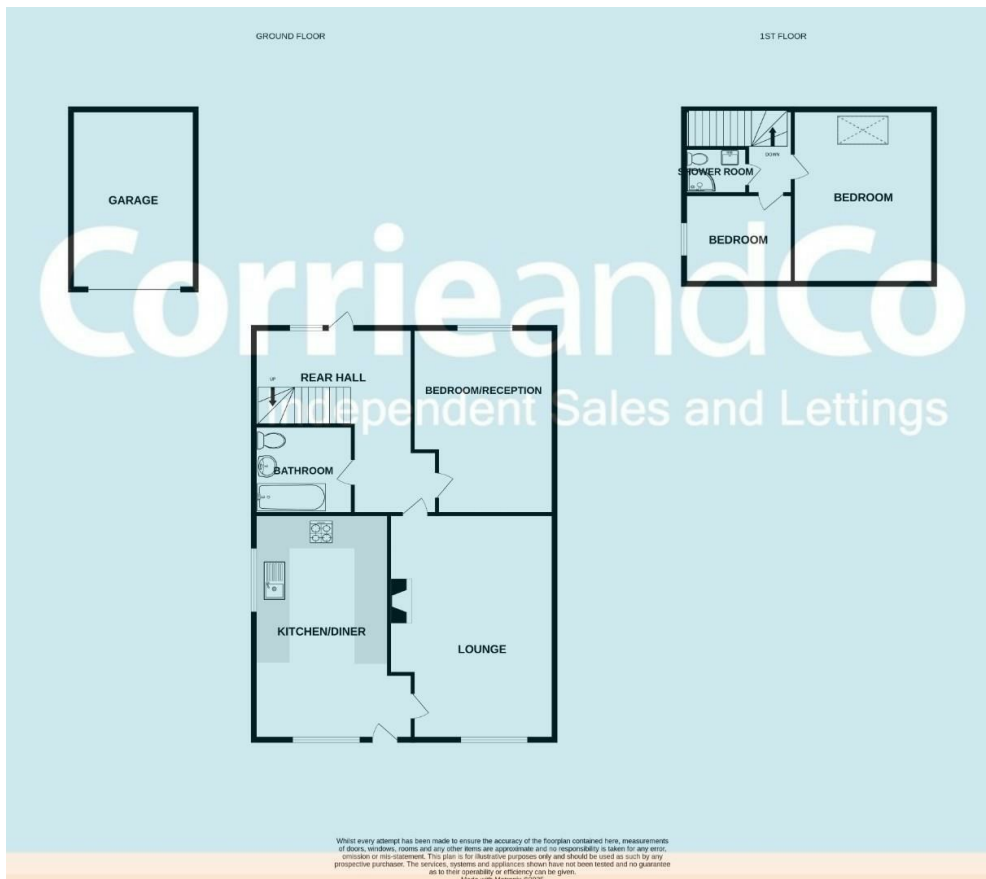
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		