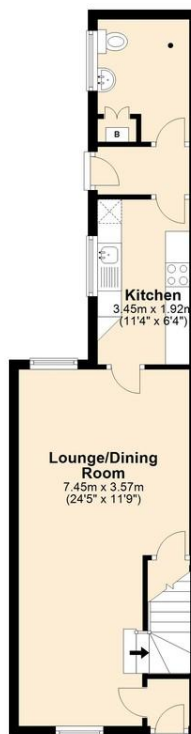


**Ground Floor**  
Approx. 40.6 sq. metres (437.4 sq. feet)



**First Floor**  
Approx. 26.7 sq. metres (287.3 sq. feet)



Total area: approx. 67.3 sq. metres (724.6 sq. feet)

DIRECTIONS

From Ulverston, continue through Swarthmoor and Lindal. Turn right at the roundabout onto the bypass, with Dalton Zoo on your right-hand side. Turn right at the following roundabout into Askam Road heading towards Askam and take your first left into (old) Askam Road. Follow the road round to your right and the property is on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/embers.plot.searching>

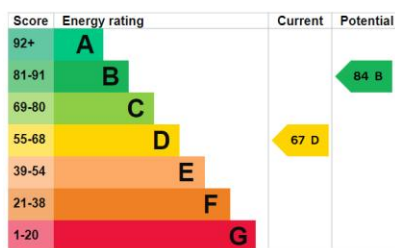
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



**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.



**£165,000**



1



2



1



GARAGE

**9 Green Haume Cottages,  
Askam Road, Dalton, LA15 8JU**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Rare opportunity to purchase an attractive mid terrace cottage set in lovely rural surroundings, having been modernised and briefly comprising of entrance vestibule, open plan through lounge/diner, kitchen, wet room and to the first floor two double bedrooms. Complete with gas central heating system and full double glazing this property is in ready to move into with the ability for a buyer to create something personal to them. To the rear is a pleasant and sunny yard area with divorced garden offering garage for storage and a lovely garden with mature shrubs and fruit trees.



Entered through a door into:

**ENTRANCE VESTIBULE**

Entrance door and door to:

**THROUGH LOUNGE/DINER**

24' 5" x 11' 8" (7.45m x 3.57m)

Dual aspect uPVC double glazed window to front and rear, electric fire with feature surround, understairs cupboard, radiator and ceiling light point. Stairs to first floor and door to:

**KITCHEN**

11' 3" x 6' 3" (3.45m x 1.92m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink and drainer with mixer tap, chrome handles and contrasting splashback tiling. Integrated four ring electric hob, electric oven, plumbing for washing machine and space for fridge. Ceiling light point and uPVC double glazed window to side. Door to:

**REAR VESTIBULE**

External door to rear yard and door to:

**WET ROOM**

Comprising of WC, pedestal wash hand basin and shower with draining floor. Cupboard housing combination boiler for the hot water and heating system. Plastic cladding to walls, ceiling light point and opaque uPVC double glazed window to side.

**FIRST FLOOR LANDING**

Doors to both bedrooms.



**BEDROOM**

9' 9" x 8' 5" (2.98m x 2.57m)

UPVC double glazed window to front with views, storage cupboard, radiator and ceiling light point.

**BEDROOM**

14' 6" x 11' 8" (4.43m x 3.57m)

UPVC double glazed window to rear with views towards Barrow, ceiling light point and radiator.

**EXTERIOR**

Yard to the rear and access to rear service road. From here there is access to a storage garage and lovely extensive garden which has a variety of mature shrubs and is mostly laid to lawn.

