



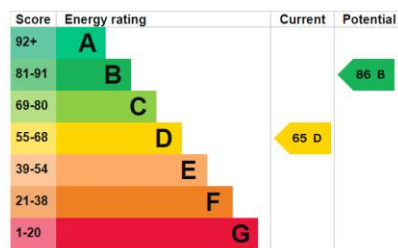
**DIRECTIONS**

From Ulverston proceeding on the A590 towards Barrow, at Dalton turn Right and follow the bypass until reaching the next roundabout. Turn first left sign posted Dalton onto Askam Rd, which turns into Romney Park. The property can be found on the right hand side.

The property can be found by using the following approximate "What Three Words"  
<https://what3words.com/returns.beak.breathed>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: A  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains drainage, gas, electric and water 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.



JH Homes

£190,000



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 PARKING

73 Romney Park,  
 Dalton-in-Furness, LA15 8BN

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
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Semi detached home situated in a lovely position to the outskirts of Dalton-in- Furness. Presented to a good standard by the current owners and is perfect for a range of buyers including the family purchaser. Double width driveway to front and comprises of entrance porch, vestibule, through lounge/diner, extended fitted kitchen and three bedrooms and modern bathroom to the first floor. Lovely patio to the rear with sunny aspects and open views with steps down to grass garden area. Complete with gas central heating system, double glazing and is ideal for a wide range of purchases with early viewing both invited and recommended to appreciate this comfortable home.



Accessed through a PVC door with two glazed upper panes and fully glazed side window opening to:

**PORCH**

Slate shaded tiled floor, fitted coat hooks and further PVC door with leaded pattern glass panes opening to:

**ENTRANCE VESTIBULE**

Radiator, staircase leading to first floor and door to lounge.

**LOUNGE/DINER**

23' 10" x 15' 4" (7.26m x 4.67m) widest points UPVC double glazed window to front with fitted blinds, further uPVC double glazed window to rear and set of glazed French style doors giving access to kitchen. Wood grain effect laminate flooring, recessed, wall mounted gas fire with alcove shelving to side. Radiators, power sockets, door to storage cupboard area and further door giving access to under stairs store housing the gas boiler for the central heating and hot water systems.

**KITCHEN**

14' 6" x 7' 3" (4.43m x 2.23m) Extended to the rear of the property with a uPVC double glazed picture window to rear giving a lovely aspect over the rear terrace, garden, and open countryside beyond. Further window to side and half glazed door. Fitted with a range of attractive base, wall and drawer units with metallic handles and dark grey patterned work surface incorporating one and a half bowl sink and drainer with mixer tap and tiled upstands. Integrated gas hob with modern cooker hood over, low level oven, recess and plumbing for washing machine and dishwasher and recess for dryer. Space for freestanding fridge freezer, radiator and two spotlight clusters to ceiling.

**FIRST FLOOR LANDING**

UPVC double glazed pattern glass window, access to loft, doors to the bedrooms and bathroom.

**BEDROOM**

11' 9" x 9' 1" (3.59m x 2.79m) Double room with uPVC double glazed window to front with fitted blind offering a lovely aspect over the rooftops of Dalton to the side and farmland opposite. Light wood grain laminate flooring, radiator, electric light and power.



**BEDROOM**

12' 0" x 7' 2" (3.66m x 2.19m) Situated to the rear of the property with radiator, electric light and power. UPVC double glazed window to rear offering a fabulous aspect over the countryside to the rear of the property.

**BEDROOM**

7' 10" x 6' 0" (2.39m x 1.83m) Single room with uPVC double glazed window offering an open aspect over the countryside and woodland to the rear. Recessed area, radiator, electric light, power and coving to ceiling.

**BATHROOM**

5' 10" x 5' 10" (1.80m x 1.79m) Fitted with a three piece suite in white comprising of bath with glazed shower screen and over bath shower, WC with push button flush and pedestal wash hand basin. Full tiling to walls, chrome ladder style towel radiator and double glazed window to front.

**EXTERIOR**

Block set driveway and access to the front with a grassed area to the side. Gate to the side leading to the rear garden. To the rear is a spacious flagged patio with great open aspects, galvanised railings to perimeter and point for a central clothes dryer. Offering a lovely seating space with sunny elevations and open view. From here there are steps with continuation of the railings leading down to a lower grass garden area with garden storage shed.

