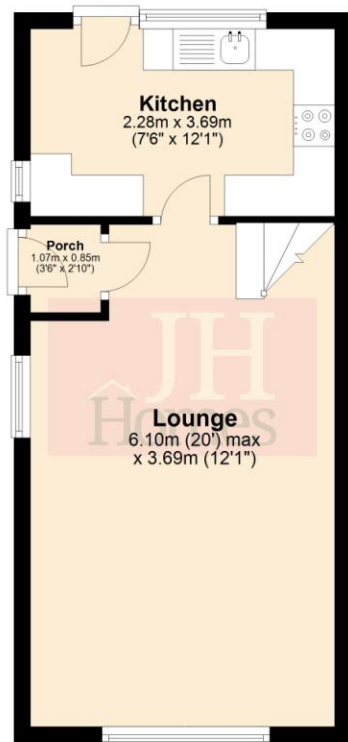
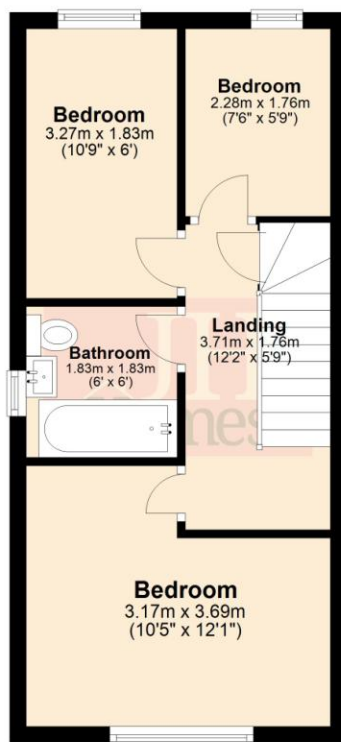


**Ground Floor**  
Approx. 31.3 sq. metres (337.0 sq. feet)



**First Floor**  
Approx. 31.4 sq. metres (338.5 sq. feet)



Total area: approx. 62.8 sq. metres (675.5 sq. feet)

**DIRECTIONS**

From the centre of Millom and heading out with Wharnton's "Shell" Petrol Station on your right, proceed along the A5093 in the West Coast direction. Take the second left onto Palmers Lane towards Haverigg and then take the first right into Mountbatten Way, follow the road round to the left where the property can be found on the left towards the head of the cul-de-sac.

The property can be found by using the following approximate "What Three Words"

<https://what3words.com/glow.acrobatic.officials>

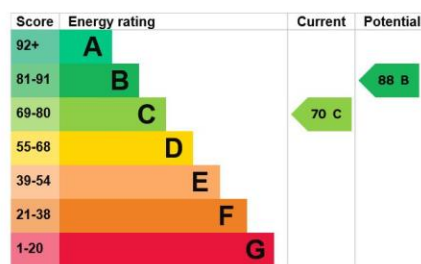
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected.



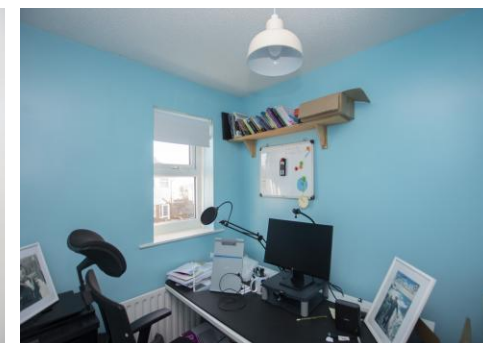
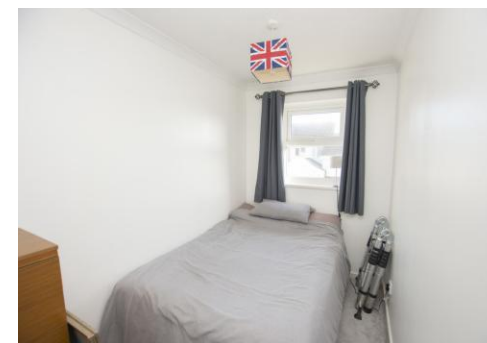
**Estate Agency Act 1979**

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

£150,000



1



3



1



GARAGE & PARKING

26 Mountbatten Way,  
Millom, LA18 5EP

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)

Situated to the edge of Millom this is a great modern semi detached house that is situated towards the head of a cul-de-sac and offers well appointed and modernised accommodation that will be appreciated upon inspection. Convenient for access to both Millom and the seaside village of Haverigg with Millom offering amenities including supermarket, school's railway station etc. The property is perfect for a wide range of buyers, including the first-time buyer and comprises of vestibule, lounge/diner, fitted kitchen, three bedrooms and bathroom. Gardens to the front and rear, driveway and a detached garage. Complete with gas central heating system, double glazing and presented to a good standard. This lovely home will not disappoint and will be appreciated upon inspection, the property is offered for sale with early and vacant possession having no upper chain.



Accessed from the side through a modern composite style door with feature panes opening to:

#### VESTIBULE

Fitted coat hooks to wall and tiled floor. Half glazed door lounge/dining room.

#### LOUNGE/DINING ROOM

19' 11" x 12' 1" (6.08m x 3.70m) widest points UPVC double glazed window to front and side, radiator, electric light and power. Stairs to first floor with an open area under and half glazed door to the rear of the room to kitchen.

#### KITCHEN

12' 4" x 7' 6" (3.77m x 2.31m) Modern kitchen fitted with range of base, wall and drawer units with and wall cupboards with grey patterned work surface over incorporating sink and drainer with mixer tap and white tiling to splashbacks. Electric hob with filter hood over, electric oven and cooker and space for freestanding fridge freezer.

Tiled floor, tall modern column radiator and wall mounted gas boiler for the heating and hot water systems. UPVC double glazed window to side and rear and half glazed door to garden.

#### FIRST FLOOR LANDING

Access to loft, doors to bedrooms and bathroom. Cupboard over the stairs.

#### BEDROOM

7' 10" x 12' 2" (2.39m x 3.72m) Double room with radiator, power and light. UPVC double glazed window to front offering an excellent aspect to the head of the cul-de-sac and over the surrounding countryside beyond.

#### BEDROOM

10' 7" x 5' 11" (3.25m x 1.82m) Further double room situated to the rear of the property with radiator, power and light. UPVC double glazed window.

#### BEDROOM

7' 5" x 5' 11" (2.27m x 1.82m) Single room with radiator, uPVC double glazed window, power and light.



#### BATHROOM

5' 10" x 5' 10" (1.79m x 1.80m) Modern bathroom fitted with a white three piece suite comprising of bath with shower over, glazed shower screen and mixer tap, wash hand basin inset to vanity unit with cupboard under and WC with concealed cistern. Mirror fronted bathroom cabinet, modern panelling to walls in a tile effect finish, radiator and uPVC double glazed pattern glass window. Inset lights to ceiling and combination light and fan above the shower.

#### EXTERIOR

To the front of the property there is an open plan grassed garden area, with flagged driveway and access to garage at the rear. The garage and rear garden are accessed through a set of gates.

To the side of the garage is the rear garden area which is grassed and has a flagged and brick set patio seating area and path to the side of the garage and small storage space to the rear.

#### GARAGE

14' 5" x 9' 0" (4.41 m x 2.75m) Up and over door, side door, electric light, power and plumbing for washing machine.

