



1 PICKLES FIELD, HAVERFLATTS LANE, MILNTHORPE, CUMBRIA, LA7 7ED  
**£225,000**

**MILNE MOSER**  
SALES + LETTINGS

1 PICKLES FIELD  
HAVERFLATTS LANE  
MILNTHORPE  
LA7 7ED



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PARKING

#### OVERVIEW

Offering easily managed accommodation, this three bedroom semi-detached house is perfect for first time buyers or those looking to downsize.

Forming part of a small development within walking distance of amenities, the property has a lounge and dining kitchen on the ground floor plus three bedroom (each with built-in storage) and a shower room. A low maintenance patio garden wraps around the property and there is a designated parking space plus shared visitors spaces. Available with no onward chain, the property has double glazing and electric heating.

#### ACCOMMODATION

A wooden door at the side lead into:

#### PORCH

A double glazed window overlooks the shared courtyard and there is a ceiling light.

#### HALL

Stairs lead to the first floor and there is a ceiling light and electric storage heater.

#### LOUNGE

11' 11" x 11' 11" (3.64m x 3.64m)

A double glazed window faces the front aspect. A corner stone fireplace with wooden mantel and polished stone hearth and a





living flame gas fire. Beams to the ceiling, two ceiling lights, an electric storage heater, spotlight and under stairs cupboard.

#### KITCHEN DINER

14' 10" x 7' 9" (4.52m x 2.37m)

A light bright room with a large double glazed window and glazed door overlooking the rear patio and school plus a further double glazed window. Fitted with oak base and wall units, pale worktops and a stainless steel sink with drainer. Tiled splashbacks, a gas hob with hood above and an electric oven. Plumbing for a washing machine and space for a fridge freezer. Electric storage heater, two ceiling lights and beams to the ceiling.

#### LANDING

Having a double glazed window, access to the loft and a ceiling light. Shelled cylinder cupboard.

#### BEDROOM

8' 9" x 9' 1" (2.67m x 2.76m)

A double glazed window faces the rear elevation overlooking Dallam School grounds. Electric storage heater, a ceiling light and shelved cupboard.

#### BEDROOM

6' 7" x 8' 10" (2.00m x 2.68m)

The second bedroom has a double glazed window to the front, a ceiling light and electric panel heater. Built-in cupboard/wardrobe.

#### BEDROOM/STUDY

8' 0" x 5' 8" (2.44m x 1.74m)

Having a Velux rooflight and a double glazed window to the side. Electric panel heater, a ceiling light and built-in cupboard over the stairs.

#### SHOWER ROOM

5' 9" x 5' 7" (1.74m x 1.71m)

Fitted with a vanity wash hand basin, WC and a quadrant cubicle. There is tiling to the walls, a ceiling light and wall mounted fan heater. Velux rooflight, a Mira shower and an inset mirror.



#### EXTERNAL

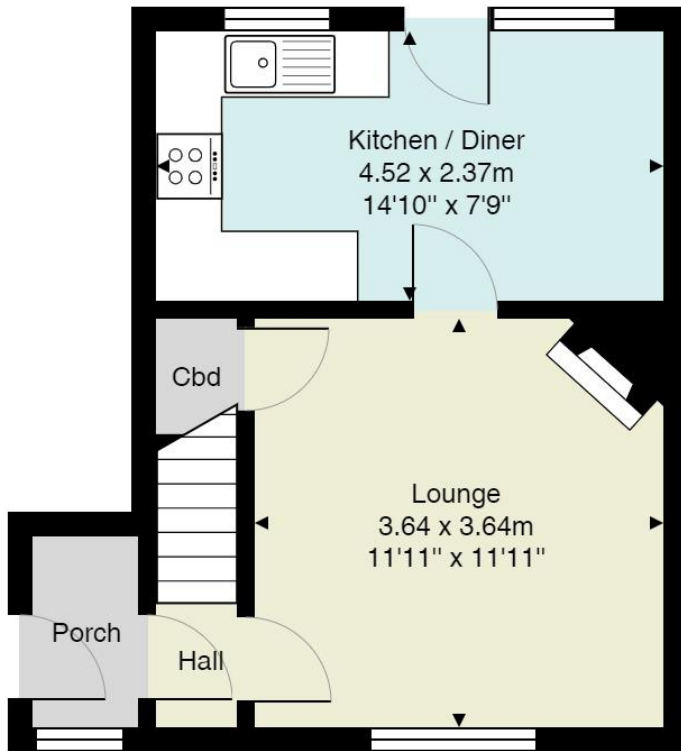
The easily managed outside spaces wrap around the property with a flower border to the front. Flagged patio spaces extend to the side and rear with space for pots and a bench. External light.

There is a designated parking space to the front and shared visitors spaces.

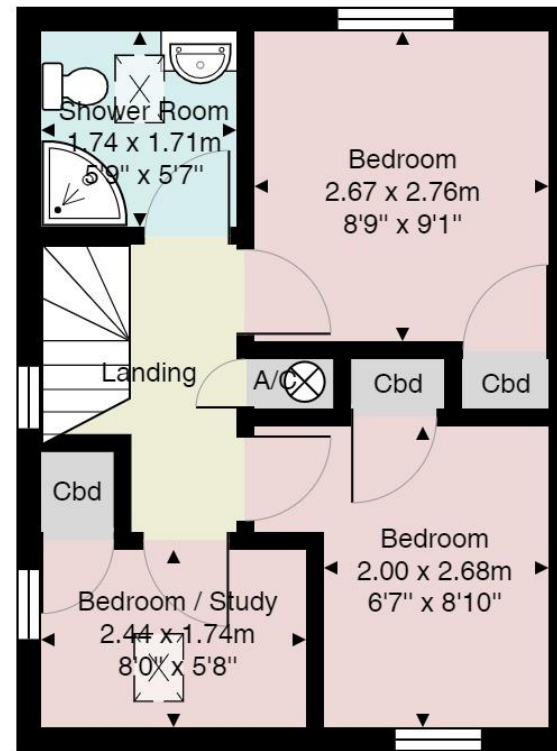
#### DIRECTIONS

From our office in The Square, proceed directly across Main Street towards Harmony Hill, turning right on Haverflatts Lane. Pass Wyndor Avenue on the left and the Catholic church on the right. Pickles Field is on the right hand side prior to the entrance to Dallam School. Number one is directly in front of you.  
[what3words.com/trending.speaker.scope](http://what3words.com/trending.speaker.scope)





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
 Measurements are approximate and for display purposes only





**GENERAL INFORMATION**

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: B

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**ARRANGE A VIEWING**

To arrange your viewing contact our Milnthorpe Team:

Westmorland House, The Square, Milnthorpe, LA7 7QJ

**Telephone.** 015395 64600

**Email.** [milnthorpeproperty@milnmoser.co.uk](mailto:milnthorpeproperty@milnmoser.co.uk)

# MILNE MOSER

SALES + LETTINGS

## KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

## MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



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