



BELA BANK, STANLEY STREET, BEETHAM, MILNTHORPE, LA7 7AS
£595,000

MILNE MOSER
SALES + LETTINGS

**BELA BANK
STANLEY STREET
BEETHAM
MILNTHORPE
LA7 7AS**



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DOUBLE GARAGE
& PARKING

OVERVIEW

Perfect for growing families, Bela Bank is a deceptive detached house with a versatile layout and space for everyone. The extensive accommodation is over two storeys with the ground floor flowing from a central hallway. An L shaped kitchen diner is ideal for family dining and there is separate formal dining room plus a sitting room with wood burner. On the first floor are five bedrooms - all a good size and there is excellent potential to create a stunning master suite. A further bonus is the utility room, ground floor office, WC and a sun room. Completing the picture of this great property is a good sized garden, perfect for a game of football or a trampoline, driveway parking and turning and a double garage. Bela Bank must be viewed to be appreciated and is a great position, close to Beetham primary school, travel via A6 and the nearby amenities of both Milnthorpe and Carnforth. The property also benefits from solar panels to the roof which provide an additional income via a feed in tariff.

ACCOMMODATION

From the driveway a half glazed front door leads into:

HALL

Grey marble look tiling runs the length of the hallway and into the dining room and there are two radiators, three ceiling lights and a wall light. A double glazed window on the stairwell provides natural light and there is a built in cupboard under the stairs.





WC

Frosted double glazed window. Concealed cistern WC and a vanity wash hand basin. Tiling to the walls, a ceiling light and heated chrome towel rail.

STUDY/PLAYROOM 8' 3" x 9' 8" (2.51m x 2.94m)

A double glazed window overlooks the rear garden. Radiator, two wall strip lights and laminate flooring.

DINING ROOM 9' 4" x 14' 1" (2.84m x 4.28m) max

A lovely bright room with double glazed windows to two sides plus double doors to the garden. Downlights, a radiator and wall light.

SITTING ROOM 14' 4" x 20' 10" (4.38m x 6.36m) max

Another good sized room with a double glazed window to the rear and connecting glazed doors to the sun room. Large woodburner (with back boiler to heat hot water if required) set to a fossilised stone hearth and exposed stonework chimney breast. Five wall lights and two radiators.

L SHAPE KITCHEN DINER 18' 6"/10' 11" x 16' 2"/9' 9" (5.65m/3.32m x 4.94m/2.74m)

A versatile room with space for a sofa or table for homework. Fitted with white gloss base and wall units, granite worktops and breakfast bar and a one and a half bowl sink with drainer. Integrated dishwasher, slimline wine fridge, fridge and freezer. There is a stainless steel canopy above space for a range cooker. Under unit lighting, two wall lights, downlights and two radiators. Double glazed windows to two sides plus doors to the sun room.

UTILITY ROOM 8' 8" x 6' 5" (2.65m x 1.96m)

Double glazed window, white gloss base and wall units plus a stainless steel sink with drainer. Wall mounted Worcester boiler, plumbing for a washing machine and tiled splashbacks. Ceiling light

PORCH/BOOT ROOM 9' 9" x 6' 5" (2.98m x 1.96m)

A useful space, glazed to three sides and two external doors. Wall light and power.

SUN ROOM 18' 9" x 4' 8" (5.72m x 1.43m)

Double glazed to two sides with view between houses to fields. Double doors lead to the front patio and there is a wall light and socket.



LANDING

A large double glazed window on the stairwell provides natural light and there is a further skylight. Three ceiling light, a radiator and access to the loft. The landing could easily be split to create a master bedroom suite.

BEDROOM ONE 15' 8" x 19' 2" (4.78m x 5.85m)

Double glazed windows face the front and rear aspects both with pleasant outlooks. This impressive size room is open to roof space giving a light and airy feel and there is two radiator, two wall and ceiling lights.

SHOWER ROOM 8' 2" x 5' 3" (2.49m x 1.61m)

A modern shower room fitted with a concealed cistern WC, vanity wash hand basin and double shower cubicle with sliding doors and lighting. Heated chrome towel rail, an illuminated mirror, extractor and wall light. Skylight.

NURSERY/OFFICE/DRESSING ROOM 8' 2" x 7' 7" (2.49m x 2.32m)

Currently used as a nursery, this versatile room could be integrated into the master suite as a dressing room or be equally used as a sixth bedroom or tucked away office. Double glazed window, ceiling light and radiator.

BEDROOM TWO 11' 0" x 13' 9" (3.35m x 4.20m)

Two double glazed windows, a radiator, wall and ceiling light. Vanity wash hand basin.

BEDROOM THREE 11' 8" x 10' 8" (3.55m x 3.24m)

Facing the front aspect, there is a double glazed window, radiator, wall light and built in storage.

BEDROOM FOUR 14' 4" x 9' 9" (4.38m x 2.98m)

A good sized double bedroom with double glazed windows looking towards countryside and Farleton Knott. Three wall lights and a radiator.

BEDROOM FIVE 9' 4" x 9' 9" (2.85m x 2.98m)

Double glazed window, a ceiling light, two wall lights and a radiator.

BATHROOM 9' 3" x 7' 1" (2.81m x 2.17m)

A double glazed window faces the front aspect. Fitted with a white suite comprising bath, vanity wash hand basin and shower cubicle. Built in double cupboard housing the hot water tank, downlights, an extractor and heated chrome towel rail. Tiling to the walls.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	89
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.





WC

Vanity wash hand basin, WC and chrome heated towel rail. A sun tunnel provides natural light and there is a ceiling light and tiling to the walls.

EXTERNAL

Well positioned on the plot, Bela Bank has ample parking and turning to the front and access to the double garage. A patio at the front provides space to sit out and there is a tap and external lighting. Access at either side of the property leads to the rear garden.

Elevated above the road, the good sized rear garden is bounded by fencing and hedging and is mostly lawned. There are mature trees, deck close to the house and border with space to grow veggies. A garden shed is included in the sale along with the climbing frame/slide. External light.

DOUBLE GARAGE

15' 9" x 19' 4" (4.81m x 5.90m) approx.

Semi divided by a wood partition, the double garage has two roller doors, power light and a tap. Pedestrian door and a window.

DIRECTIONS

Leaving Milnthorpe on A6 towards Carnforth, turn right just after Beetham Garden Centre into Beetham Village. At the Wheatsheaf turn left onto Stanley Street with the property located to the left hand side. Alternatively turn right from the A6 by the primary school, the property will then be on your right.
[what3words///sparkles.smiled.areas](https://www.what3words.com/area/what3words///sparkles.smiled.areas)

GENERAL INFORMATION

Services: Mains Water, Electric, Gas and Drainage
PV solar panels are fitted to the roof and are on a FIT
Tenure: Freehold
Council Tax Band: F
EPC Grading: 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

MILNE MOSER

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