



4 ODDFELLOWS ROW, HOLME, CARNFORTH, LA6 1QH
£185,000

MILNE MOSER
SALES + LETTINGS

4 ODDFELLOWS ROW
HOLME
CARNFORTH
LA6 1QH



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GARAGE &
PARKING

OVERVIEW

Offering fantastic potential, this two bedroom cottage requires modernisation is a perfect first time buy or investment property. Having character and charm throughout, the property has been extended at the rear creating a good sized dining kitchen plus a second double bedroom. The lounge has an exposed stone chimney breast and attractive latch doors and there are two double bedrooms and a bathroom to the first floor. The property also benefits from a lawned garden space to the rear plus a garage and further generous parking area - a rarity in a property of this style. Completing the picture are lovely views from the first floor and a great village location making this is a property worthy of viewing. No onward chain.

ACCOMMODATION

From North Road, a track leads along the front of the row of cottages and further down to the parking areas. An open porch and glazed door lead into:

LOUNGE

13' 10" x 16' 6" (4.22m x 5.02m)

A characterful room with an open fire set to an exposed stone chimney breast. The stonework continues to the side creating a surface for a TV or books, etc. There is a ceiling light, a storage heater and built in under stair cupboard. Wooden latch doors lead to the landing and kitchen diner. Double glazed windows face the front and side aspects.





KITCHEN DINER

14' 3" x 9' 3" (4.35m x 2.82m)

A good sized dining kitchen with ample space for a family dining table. Fitted with cream base and wall units with wood trim and wood effect worktops and a stainless steel sink with drainer. There are two double glazed windows (one frosted) to the rear aspect, a ceiling light, wall fan heater and an extractor. Space for a fridge, freezer, electric and plumbing for a washing machine. A door to the side leads to the garage and side passage.

LANDING

Split stairs lead to the two bedrooms and bathroom. Ceiling light, a storage heater and built in cupboard.

BEDROOM

12' 10" x 9' 0" (3.91m x 2.75m)

A light and bright bedroom with dual aspect double glazed windows, both with views over countryside. Ceiling light and a high level internal frosted window to the landing.

BEDROOM

13' 11" x 9' 6" (4.25m x 2.89m)

A double glazed window to the front aspect and a ceiling light.

BATHROOM

5' 1" x 7' 1" (1.55m x 2.15m)

Also having a lovely view over countryside, the bathroom is fitted with a cast bath, a wash basin with cupboard beneath and a concealed cistern WC. Wall fan heater, a ceiling light and a double glazed window. Good sized cylinder cupboard with an electric towel rail.

EXTERNAL

Immediately to the rear of the property is a lawned garden space, bounded by hedging, buddleias and evergreens. A path runs along the rear of the terrace to neighbouring properties. Following the track at the front, there are private parking areas for each of the terrace cottages. The space sold with number 4 is third one down and has parking for at least three cars.



GARAGE

9' 0" x 17' 7" (2.74m x 5.36m)

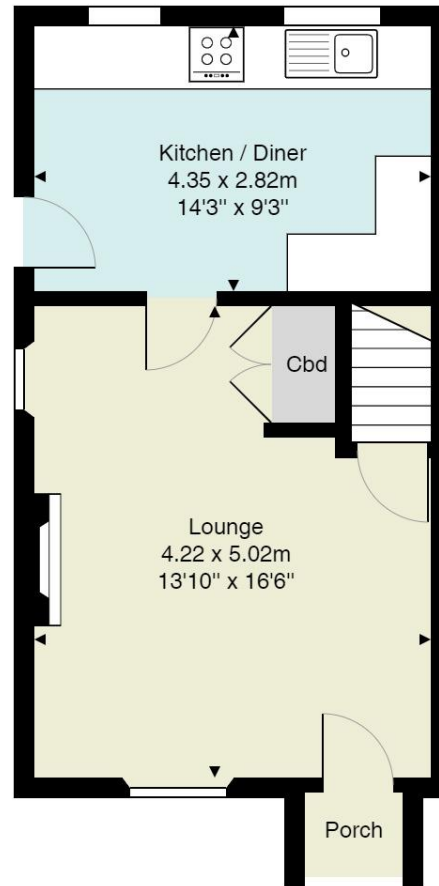
Having an up and over door and pedestrian door.

DIRECTIONS

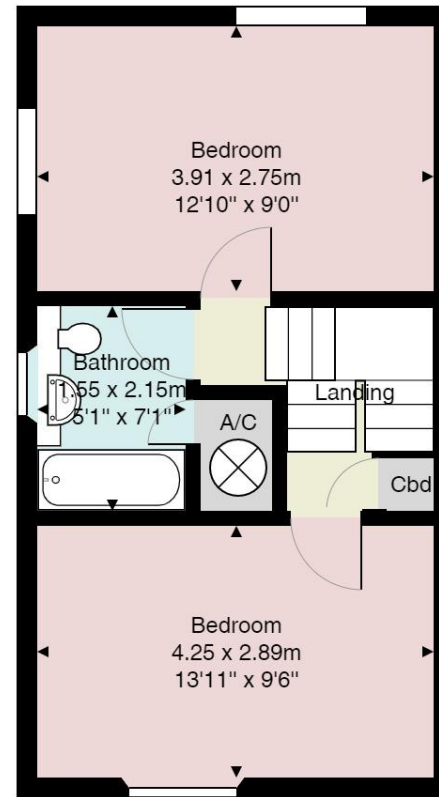
Leaving our office in The Square, proceed towards Ackenthwaite, turning right at the roundabout with Dallam School. Continue through Whassett and into Holme Village. After The Smithy pub and Mirror Mirror hairdressers, turn left onto North Road. Continue towards the end of North Road with Oddfellows Row being the left hand side just prior to Chestnut Close (on the right). Number 4 is the last property.

what3words///butter.hindered.suits





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, Electric and Drainage

Tenure: Freehold. Please note there is a shared access to neighbouring properties at the rear.

Council Tax Band: C

EPC Grading: F. Please note the property may not currently be let out

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		106
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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