



3 THE ASHES, MILNTHORPE, CUMBRIA, LA7 7QU
£250,000

MILNE MOSER
SALES + LETTINGS

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CAR PORT &
GARAGE

OVERVIEW

Located on the fringes of Milnthorpe yet within easy access of amenities, this two bedroom semi-detached bungalow is a rare find. The easily managed level accommodation is perfect for those downsizing - the lounge diner has patio doors to the low maintenance garden and there is a kitchen and updated bathroom. The generous garage offers scope for a workshop plus parking and there is a good sized carport to the side. The bungalow is double glazed and neutrally decorated however some buyers may wish to complete some updating works and create a future proof home. Well located for shops, supermarkets, doctors, dentist, cafes and pub. Country and riverside walks plus the local bowling green are all on the doorstep. No Onward Chain.

ACCOMMODATION

Approaching the property via the car port and driveway, a frosted UPVC double glazed door at the side leads into:

ENTRANCE HALL

A welcoming hallway with a frosted UPVC double glazed window, a ceiling light, electric storage heater and telephone point. There is access to the loft and a built in cylinder cupboard with shelving.

LOUNGE DINER

13' 5" x 14' 8" (4.09m x 4.48m) into bay

A double glazed box bay window with sliding patio doors overlooks the garden to the rear. A white fire surround with marble effect inset and freestanding electric fire provides a focal point and there are two electric storage heaters and a ceiling light. Three wall lights and internal glazed doors to the kitchen.





KITCHEN

7' 1" x 12' 6" (2.16m x 3.81m)

Also overlooking the rear garden, the kitchen is fitted with white gloss base and wall units with marble effect worktops, tiled splashbacks and a white sink with drainer. Electric hob with hood above, an electric oven, space for a fridge freezer and plumbing for a washing machine. Downlights, pelmet lighting and a wall light. Telephone point and a panel heater. A further double glazed window faces the side/carport.

BEDROOM

12' 5" x 9' 9" (3.78m x 2.97m)

UPVC double glazed window to the front elevation. Built in double wardrobe, a single wardrobe, overhead storage and central drawers. Electric storage heater and a ceiling light.

BEDROOM

8' 1" x 9' 8" (2.47m x 2.95m)

The second bedroom has a ceiling light, electric panel heater and a UPVC double glazed window.

BATHROOM

8' 8" x 5' 7" (2.65m x 1.69m) max

Fitted with a modern three piece suite comprising a bath with shower above and screen, a vanity wash hand basin and concealed cistern WC. There are cupboard beneath the basin, a further wall cabinet, an electric towel rail and an extractor. Vanity light with shaver point, aqua board panelling above the bath and half wall height tiling.

EXTERNAL

At the front of the property is low maintenance space, landscaped with gravel, an ornamental tree, sedum and rose. The driveway and good sized carport at the side leads to the garage.

The rear garden can be accessed from the lounge diner or garage. Also landscaped with ease in mind, the rear garden has space for pots and furniture if required and is flagged with a rockery style bed planted with evergreens, ferns and succulents and there is a small pond.



GARAGE

13' 10" x 21' 3" (4.23m x 6.49m) average

A good sized angled space which easily accommodates both parking and a workshop/hobby area. Electric roller door, power, light, a tap and workbench.

DIRECTIONS

Leaving our office in The Square, turn left onto Beetham Road, A6, passing the petrol station and Age Concern - both on the left. The Ashes is on the left hand side, just prior to leaving Milnthorpe. Turn adjacent to Bay Rescue and River Bela Cafe onto The Ashes following round to the left. The property is to the left hand side.

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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

Council Tax Band: C

EPC Grading:

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

EPC Graph to go here



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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