



38 TRINITY DRIVE, HOLME, CARNFORTH, CUMBRIA, LA6 1QL
£325,000

MILNE MOSER
SALES + LETTINGS

38 TRINITY DRIVE
HOLME
CARNFORTH
LA6 1QL



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GARAGE AND
TWO DRIVEWAYS

OVERVIEW

Located to the corner of a cul de sac, this detached true bungalow will appeal to a range of buyers.

The plot is deceptive, wrapping around three sides of the bungalow and offers parking both at the front and rear, low maintenance garden areas and a garage. Internally, there are three bedrooms, a modern shower room and a kitchen diner. The generous lounge diner leads to a sun room and the property is gas centrally heated and UPVC double glazed.

Well positioned for the village primary school, public transport and pub.

ACCOMMODATION

From the driveway parking area, a frosted UPVC door leads into the hallway.

HALL

A welcoming hall with contemporary oak doors to the three bedrooms and shower room. An oak glazed door leads to the lounge diner. Ceiling light, radiator and a telephone point. Double cupboard with space for coats and shoes.





LOUNGE DINER

18' 4" x 18' 4" (5.60m x 5.59m) max

A good sized room with ample space for both lounge and dining suites. UPVC double glazed windows face the front and rear and there are sliding double glazed doors to the sun room. Modern pale polished stone fire surround with electric fire, three ceiling lights and two radiators.

KITCHEN DINER

9' 3" x 17' 9" (2.82m x 5.41m)

UPVC double glazed windows facing the front and rear aspects and an external door. Fitted with pale grey base and wall units, wood block effect worktops and tiled splashbacks. Stainless steel sink with drainer, a gas hob with hood over and an electric oven and grill. Radiator, downlights and built in cupboard housing the Glow Worm boiler. Space for a fridge freezer and plumbing for a washing machine.

SUN ROOM

7' 9" x 5' 11" (2.35m x 1.81m)

UPVC double glazed to three sides and having a polycarbonate roof, the sun room is an excellent addition to the property. Laminate style flooring and an external door.

BEDROOM

9' 8" x 11' 2" (2.94m x 3.41m)

Overlooking the rear garden this double bedroom has a ceiling light, radiator and a UPVC double glazed window

BEDROOM

9' 8" x 11' 6" (2.94m x 3.51m) including wardrobes

UPVC double glazed window to the front elevation. Two double built in wardrobes, a radiator and ceiling light.

BEDROOM

8' 5" x 8' 0" (2.56m x 2.43m)

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



SHOWER ROOM

5' 4" x 6' 9" (1.63m x 2.07m)

Frosted UPVC double glazed window. Fitted with a modern three piece suite comprising quadrant shower cubicle, a pedestal wash hand basin and WC. Fully panelled with easily maintained aqua board, the shower room also has a heated chrome towel rail, extractor and a ceiling light.

EXTERNAL

Low maintenance gardens wrap around three side of the bungalow - mostly flagged and gravelled. The front garden provides off road parking for a couple of cars and there are mature shrubs and fencing. At the rear is a patio and small veg garden along with pedestrian access to the garage.

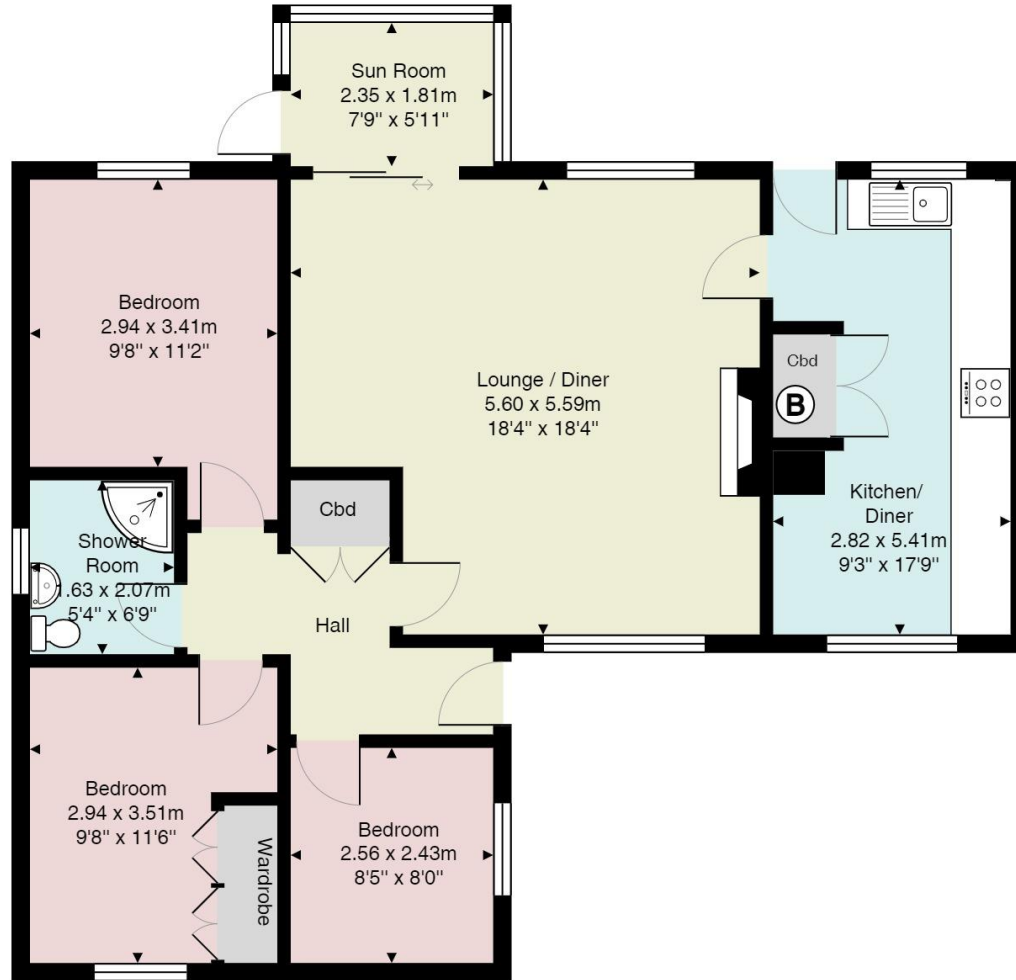
The side garden extends the depth of the plot and could be developed if buyers required a formal lawn space - currently gravelled and enclosed by fencing. Further at the rear is an additional off road parking space and access to the garage.

GARAGE

7' 11" x 17' 3" (2.41m x 5.25m)

Up and over door, a window and pedestrian door.





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





DIRECTIONS


Leaving Milnthorpe from our offices in The Square, proceed towards Main Street turning towards Ackenthaite. At the roundabout with Dallam School, turn right towards Holme. Continue through Whassett and into the village. After The Smithy pub turn left onto North Road and left again onto Trinity Drive. The property is located to the left hand side on the corner of a small cul de sac.

what3words.com/training.cassettes.rooting

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(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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