



45 CHURCH STREET, MILNTHORPE, LA7 7DX
£260,000

MILNE MOSER
SALES + LETTINGS

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MILNTHORPE
LA7 7DX



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OVERVIEW

Within walking distance of the Milnthorpe village centre, supermarket, primary and secondary schools, this mid terraced house is over three floors and has the advantage of an enclosed rear garden. Reconfigured by the current owners, the layout is now perfect for families with a lounge and separate dining kitchen on the entry level, two basement/cellar rooms with excellent scope plus three bedrooms and a bathroom with four piece suite on the first floor. Character features have been reclaimed with exposed feature stone walls in the bedrooms and a cosy multifuel stove fitted in the lounge. Gas centrally heated and UPVC double glazed, the property has neutral decor throughout.

ACCOMMODATION

Steps and a UPVC double glazed door from Church Street lead directly into:

LOUNGE

11' 5" x 17' 10" (3.47m x 5.44m) max

A dual aspect room with a warming multifuel stove set on a slate hearth with lintel above. There is a ceiling light, radiator, alcove shelving with light and stairs to the first floor. Two UPVC double glazed windows. An attractive period wood door leads to the kitchen diner.

KITCHEN DINER

10' 5" x 21' 9" (3.18m x 6.63m) max into bay

A good sized room with space for a family dining table in the attractive bay window. Fitted with cream farmhouse style base and wall units, wood block effect worktops and tiled splashbacks.





Butler sink, an induction hob with canopy above and an eye level oven and grill. There is an integrated fridge and dishwasher and under unit lighting. A UPVC double glazed bay window faces the front aspect and there is a further UPVC double glazed window to the rear. An exposed stone wall, three walls light, two ceiling lights, a radiator and engineered wood flooring. A side vestibule area and steps lead down to the cellar areas.

LANDING

Wooden doors lead to the three bedrooms and bathroom and there is an exposed stonework wall on the stairs. UPVC double glazed window and a ceiling light.

BEDROOM

11' 5" x 9' 3" (3.47m x 2.81m)

A UPVC double glazed window faces the front elevation and there is an exposed stone wall. Downlights, two wall lights and a radiator.

BEDROOM

10' 11" x 9' 4" (3.32m x 2.84m)

Also facing the front, the second double bedroom has a UPVC double glazed window, a radiator and downlights. Feature exposed stone wall.

BEDROOM

8' 0" x 8' 9" (2.44m x 2.68m)

UPVC double glazed window to the rear aspect. Exposed stone wall, a radiator and downlights to the ceiling.

BATHROOM

7' 6" x 8' 8" (2.29m x 2.65m)

A good sized bathroom fitted with a stylish four piece suite. Quadrant shower cubicle with aqua board panelling, a claw foot slipper bath, WC and pedestal wash hand basin. Period style radiators with towel rail, downlights, an extractor and engineered oak style flooring. Mirror with light and shaver point. A UPVC double glazed window faces the rear aspect.



CELLAR ONE

11' 9" x 18' 5" (3.57m x 5.62m)

From the kitchen area, steps lead down to the cellar areas. The larger of the two has a UPVC double glazed window at the rear and an external door to the front, ideal for taking out garden rubbish and refuse. There is a butler sink, wall mounted Vaillant boiler, a ceiling light, radiator and plumbing for a washing machine. Flagged floor running through into the second area.

CELLAR TWO

9' 8" x 18' 10" (2.94m x 5.75m) inclusive of WC

Having an external door to the rear garden, a ceiling light and radiator.

WC

Fitted with a vanity sink and WC (fitted with a macerator not currently working). Ceiling light.

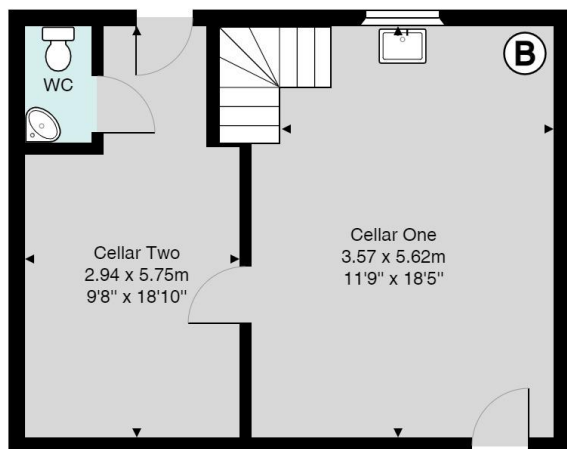
EXTERNAL

The rear garden is grassed with a patio space close to the house. There are borders, walling and a tap. Scope for further landscaping and design.

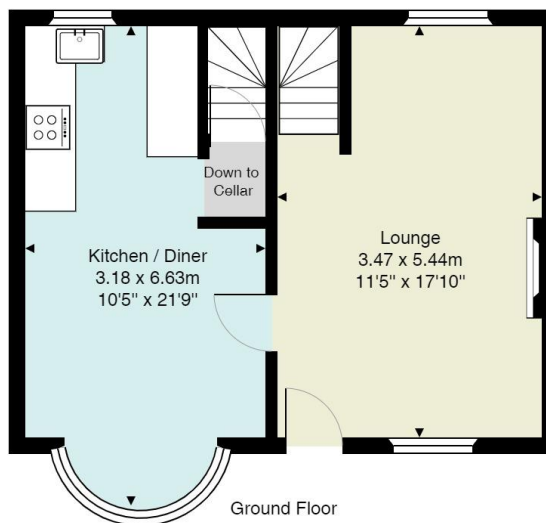
DIRECTIONS

Leaving our office at The Square, proceed to the traffic lights and bear right onto Church Street. Number 45 is located to the left hand side, half way along the terrace.
what3words///though.total.leads

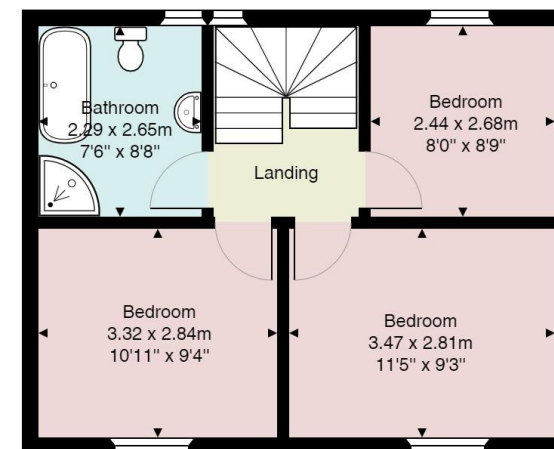




Basement/Cellar



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. There is access along the rear of the terrace for residents.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	68	
(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 



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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