



HAZEL LEA, COCKSHOTT LANE, STORTH, MILNTHORPE, LA7 7JN
£350,000

MILNE MOSER
SALES + LETTINGS

HAZEL LEA, COCKSHOTT LANE
STORTH
MILNTHORPE
LA7 7JN



2



3



1



GARAGE &
PARKING

OVERVIEW

Having a semi-rural feel yet within easy reach of amenities both in Milnthorpe and Arnside, this two bedroom bungalow must be viewed to be appreciated. There are wonderfully planted and maintained level garden spaces to both the front and rear and views at the front across open fields. The accommodation is well planned and flows from a central hallway. The L shaped lounge diner has a woodburner and views and there is a kitchen, conservatory and utility space. Both bedrooms are doubles and one has an ensuite cloakroom. Driveway parking and a good sized garage. Well presented throughout, the current owners have maintained and updated the property both inside and out.

ACCOMMODATION

Approaching across the pretty front garden, a frosted, UPVC double glazed door leads into:

HALL

A good sized hallway and well laid out- the bedroom and living accommodation is to either side of the bungalow giving a feeling of space. There is access to the insulated loft, a built-in coat cupboard and a further low level cupboard with bookshelves above. Ceiling light and radiator.

LOUNGE

15' 4" x 11' 4" (4.68m x 3.45m)

A light and airy room with UPVC double glazed windows overlooking the front garden and across to open fields. The woodburner has a slate plinth and back and is a lovely feature of





the room. Two wall lights, a ceiling light and radiator. Open access to the dining area.

DINING ROOM

9' 11" x 8' 9" (3.03m x 2.66m)

UPVC double glazed window with pleasant outlook over the rear garden. Radiator, a ceiling light and two wall lights.

KITCHEN

10' 10" x 8' 9" (3.31m x 2.66m)

Fitted with dove grey base and wall units, pale worktops and tiled splashbacks. Four burner gas hob with hood above, an electric oven and a stainless steel sink and drainer. Downlights to the ceiling, under unit lighting, a radiator and space for a fridge freezer. A UPVC double glazed window faces into the conservatory.

UTILITY

An internal window faces into the conservatory. Wall mounted Worcester boiler, a sink, plumbing for a washing machine and a ceiling light. Open fronted pantry style storage.

CONSERVATORY

13' 7" x 7' 4" (4.13m x 2.23m)

UPVC double glazed to three sides and double doors leading to the garden, the conservatory is a lovely space to sit and birdwatch and has space for both a dining table and armchairs. Tiled floor, sockets and a polycarbonate roof. Door to side.

BEDROOM

12' 4" x 10' 7" (3.76m x 3.23m)

Facing the front elevation and having views across to open fields, the larger of the two bedroom has a UPVC double glazed window, ceiling light and radiator.

BEDROOM

12' 4" x 9' 7" (3.76m x 2.92m) max

The second double bedroom overlooks the pretty rear garden and has a ceiling light, radiator and UPVC double glazed window.

ENSUITE WC/CLOAKROOM

An excellent addition to the property and fitted with a vanity wash basin and a WC. UPVC double glazed window, downlights and a chrome heated towel rail.



SHOWER ROOM

5' 6" x 7' 1" (1.68m x 2.15m)

A light and modern shower room fitted with a quadrant cubicle, a concealed cistern WC and vanity basin. Wall cupboards, a frosted UPVC double glazed window and a heated chrome towel rail. Part tiled walls and a ceiling light.

EXTERNAL

Hazel Lea sits centrally on a pleasant plot with well-maintained lawned garden spaces to the front and rear, driveway parking and a side garden. The established flower borders and beds offer year round interest and are interspersed with evergreens and ornamental trees. There is space to grow veg in the rear garden if required and overall the gardens are a true delight. There is a store, perfect for wood, in the rear garden.

GARAGE

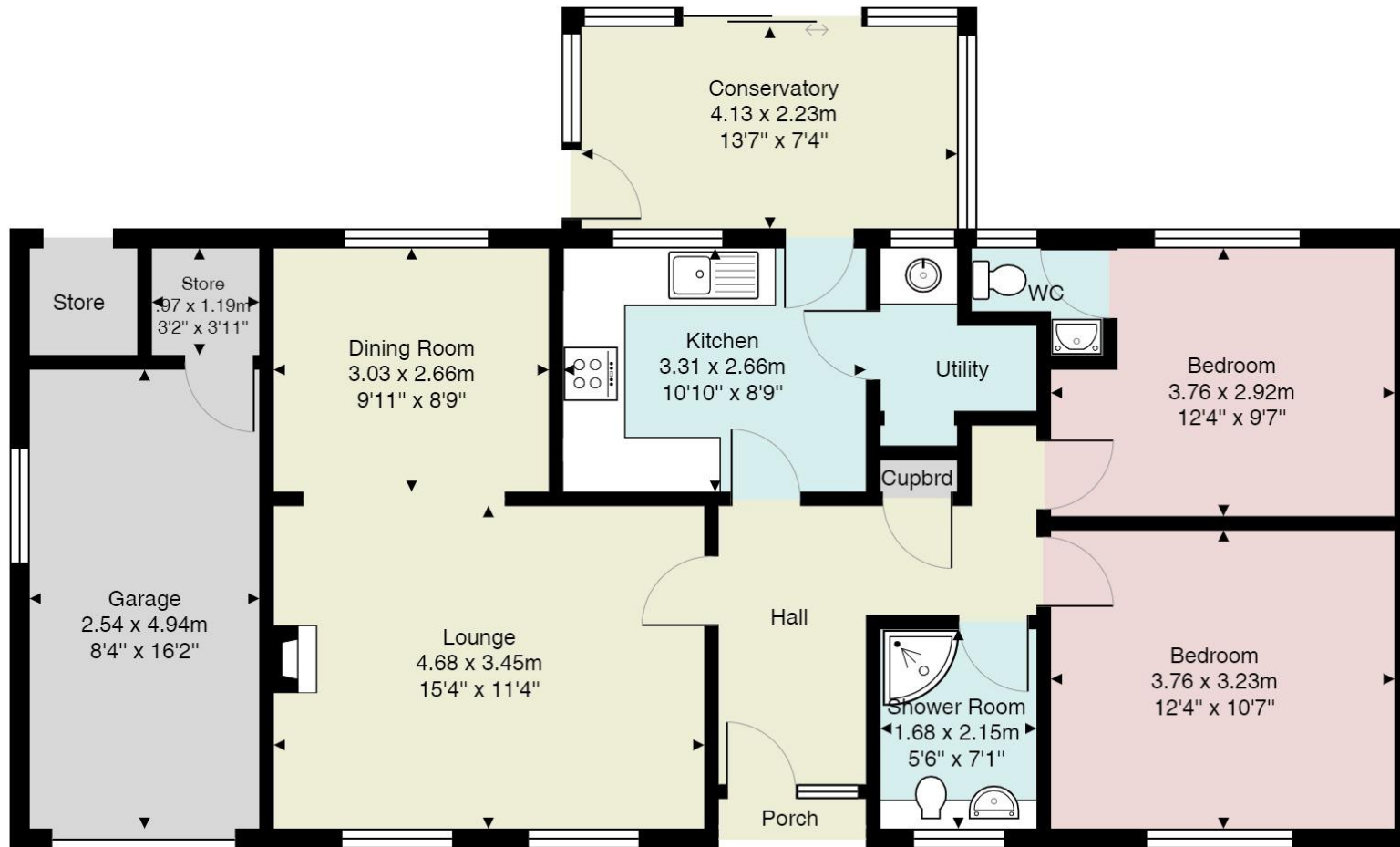
8' 4" x 16' 2" (2.54m x 4.94m)

Having an up and over door, power and light connected. A store at the rear provides space for DIY tools and paint etc.

DIRECTIONS

Leaving Milnthorpe, proceed towards Arnside passing Booths supermarket and Dallam Tower Estate. After Sandside, turn left towards Storth village passing the village hall and primary school. At the end of Storth Road, turn left onto Cockshott Lane with Hazel Lea on the left hand side between Paddock Way and Burntbarrow.
what3words///oaks.timed.places





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

Council Tax Band: D

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

Westmorland House, The Square, Milnthorpe, LA7 7QJ

Telephone. 015395 64600

Email. milnthorpeproperty@milnmoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.