



98 PEAR TREE PARK, HOLME, CARNFORTH, LA6 1PP
£285,000

MILNE MOSER
SALES + LETTINGS

98 PEAR TREE PARK
HOLME
CARNFORTH
LA6 1PP



2



2



2



GARAGE &
PARKING

OVERVIEW

Immaculately presented, this two bedroom dormer bungalow is perfect for buyers looking to downsize to an easily managed property. The versatile layout is over two floors - those looking for one level living will find the ground floor bedroom, dressing room and shower room ideal plus there is a generous sitting room and garden room. On the first floor is a second double bedroom and a stylish second shower room. The rear garden is enclosed and there is a good sized garage and off road parking. Located in a cul de sac set back from Pear Tree Park, the property is well positioned for the village amenities of Holme, public transport and road networks. Gas central heating and double glazing throughout.

ACCOMMODATION

From the driveway and front garden, a part glazed door with adjacent pane leads into:

HALL

Having lots of built-in storage and cupboards, one of which houses the Ideal boiler, the hallway has a ceiling light and radiator.

SITTING ROOM

14' 11" x 16' 9" (4.55m x 5.10m) into bay

A box bay UPVC double glazed window overlooks the cul de sac and there is an attractive wood fire surround with marble style inset and plinth and a living flame gas fire. Two radiators, a ceiling light and wall light. A further UPVC double glazed window on the stairs faces the side aspect.





KITCHEN

8' 11" x 9' 9" (2.72m x 2.98m)

A UPVC double glazed window faces the rear aspect and there is a fully glazed door to the garden room. Fitted with cream shaker style base and wall units, Corian worktops and upstands and a stainless steel sink with drainer. Gas hob with canopy above, an electric undercounter oven with separate grill plus an integrated washing machine and fridge. Under unit lighting, pelmet lighting, a ceiling light and radiator.

GARDEN ROOM

11' 10" x 9' 5" (3.61m x 2.87m)

Insulated and having a solid slated roof, the garden room is ideal for year round use and has UPVC double glazed windows to two sides plus sliding doors. Tiled floor, a ceiling light, radiator and electric panel heater (installed prior to the radiator but perfect for a boost on chillier summer evenings).

BEDROOM

9' 11" x 12' 7" (3.01m x 3.84m) max

A double bedroom with internal UPVC double glazed window to the garden room. Ceiling light and a radiator. A mirrored sliding door connects to the dressing room.

SHOWER ROOM

5' 7" x 6' 0" (1.69m x 1.84m)

Frosted UPVC double glazed window to the side elevation. Fully tiled, the shower room is fitted with a quadrant cubicle, a pedestal wash hand basin and WC. A Triton shower is fitted to the cubicle and there is an extractor, mirror, radiator and ceiling light.

LANDING

Built-in airing cupboard with electric heat bar and shelving. Ceiling light and a radiator.

BEDROOM

11' 8" x 14' 4" (3.56m x 4.38m)

Velux roof lights face the front and rear aspects with a view towards Farleton Knott at the rear. Ceiling light, radiator and access to eaves storage.



SHOWER ROOM

5' 9" x 6' 10" (1.74m x 2.07m)

This modern stylish shower room is fully tiled and fitted with a concealed cistern WC, hand basin and a quadrant cubicle. Chrome heated towel rail, a ceiling light, extractor and illuminated mirror. Shaver point and a Velux rooflight.

EXTERNAL

A driveway at the side leads to the garage and a gate into the rear garden. The front garden is lawned and planted with mature evergreen and shrubs. The rear garden has a patio between the garden room and garage and a lawn bounded by flower and shrub borders. There is a decked path to the garage and storage area behind. External tap.

GARAGE

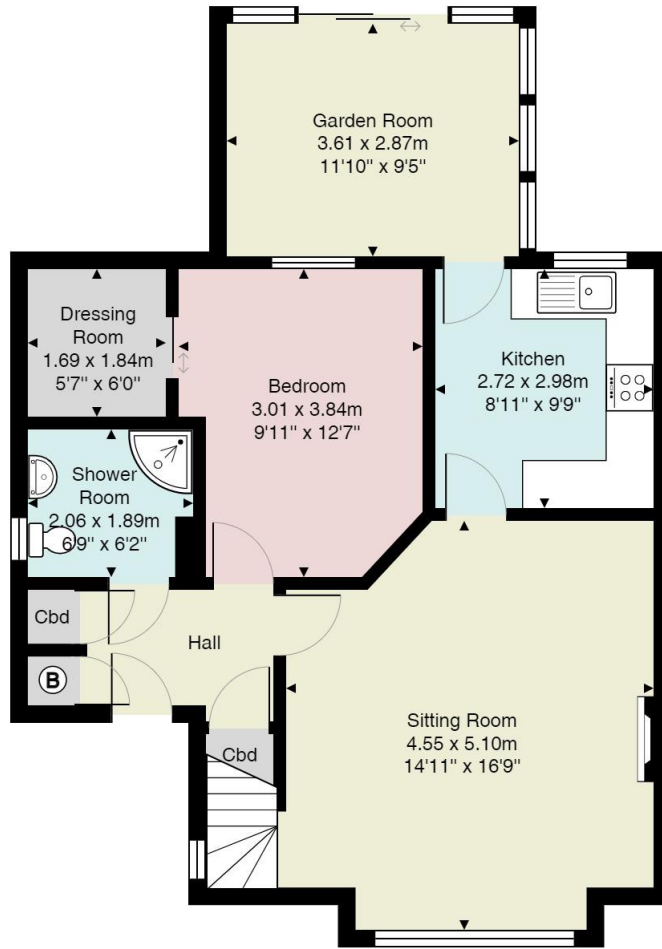
9' 6" x 19' 4" (2.9m x 5.89m)

Having an electric up and over door, pedestrian door, power and light. Part of the garage is used for storage with shelving and base units fitted, these could be easily removed if necessary.

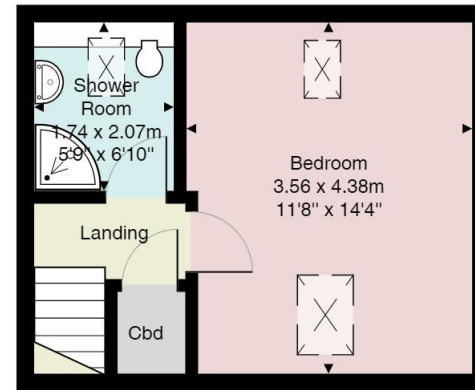
DIRECTIONS

Leaving Milnthorpe on Main Street, turn right at the roundabout with Dallam School towards Holme. Continue through Whasset and into Holme Village. After Mirror Mirror and the Smithy Pub, turn left onto North Road and then left again onto Trinity Drive. Follow round to the right and then onto Pear Tree Park. As the road bends to the left take the cul de sac on the right hand side/straight on with the property on the right hand side.
what3words///cheering.aunts.include





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

Council Tax Band: C

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	72	
(55-68) D		
(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



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