



5 PADDOCK WAY, STORTH, MILNTHORPE, LA7 7JJ  
**£290,000**

**MILNE MOSER**  
SALES + LETTINGS

5 PADDOCK WAY  
STORTH  
MILNTHORPE  
LA7 7JJ



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GARAGE &  
PARKING

OVERVIEW

Within the popular village of Storth, this versatile detached property is ideal for buyers looking to personalise to their own tastes. The dormer bungalow layout is perfect for those looking for one level living with the current dining room also being suitable as a ground floor/third bedroom. The lounge diner is light and bright and there is an impressive double height hallway. Both the first floor bedrooms are doubles and there is a dining kitchen - perfect for families. Externally, there are manageable garden spaces to the front and rear plus two driveways and a garage.

The property was subject to a water leak and although the repairs are done, finishing off and updates are still required. No onward chain.

ACCOMMODATION

Approaching to the left hand side of the property, a gated covered porch/veranda provides a seating area and protection from the elements. The UPVC double glazed door leads into:

HALL

A good sized hall with an impressive double height ceiling to the inner hallway and stairs leading to the first floor. Ceiling lights, two radiators and a UPVC double glazed window. Built-in cylinder cupboard.





**LOUNGE/DINER**

19' 10" x 12' 0" (6.04m x 3.65m)

UPVC double glazed windows face the front and side aspects. Wooden fire surround with marble style inset and a gas fire (back boiler). Two ceiling light and two radiators.

**DINING ROOM/BEDROOM**

10' 5" x 10' 3" (3.17m x 3.12m)

A versatile room, ideal as a bedroom for those with mobility concerns or as a formal dining room. A UPVC double glazed window overlooks the rear garden and there is a ceiling light and radiator.

**KITCHEN/DINER**

13' 10" x 8' 10" (4.22m x 2.70m)

Another light room with two UPVC double glazed windows and a glazed external door. Fitted with wood effect base and wall units, grey worktops, tiled splashbacks and a stainless steel one and a half bowl sink with drainer. Gas hob with hood over, an electric double oven and grill and an integrated fridge. Plumbing for a washing machine, a radiator and two ceiling lights.

**BATHROOM**

5' 5" x 8' 0" (1.66m x 2.44m)

Frosted UPVC double glazed window to the side elevation. Fitted with a coloured three piece suite comprising bath with shower over and screen, a pedestal wash hand basin and WC. Fully tiled and a radiator.

**LANDING**

Three built in eaves storage cupboards and access to the loft. Ceiling light.



**BEDROOM**

11' 5" x 12' 0" (3.47m x 3.65m) excluding wardrobes

Facing the front aspect, the larger of the two double bedrooms has an excellent range of built in wardrobes and drawers. Radiator and a ceiling light.

**BEDROOM**

12' 0" x 8' 11" (3.65m x 2.73m)

The second double bedroom has a pleasant view between houses towards hills. Ceiling light, radiator and eaves storage. UPVC double glazed window.

#### EXTERNAL

The front garden is mainly lawned with mature conifers providing privacy. A driveway at the side leads to the garage at the rear and there is a second drive by the covered porch.

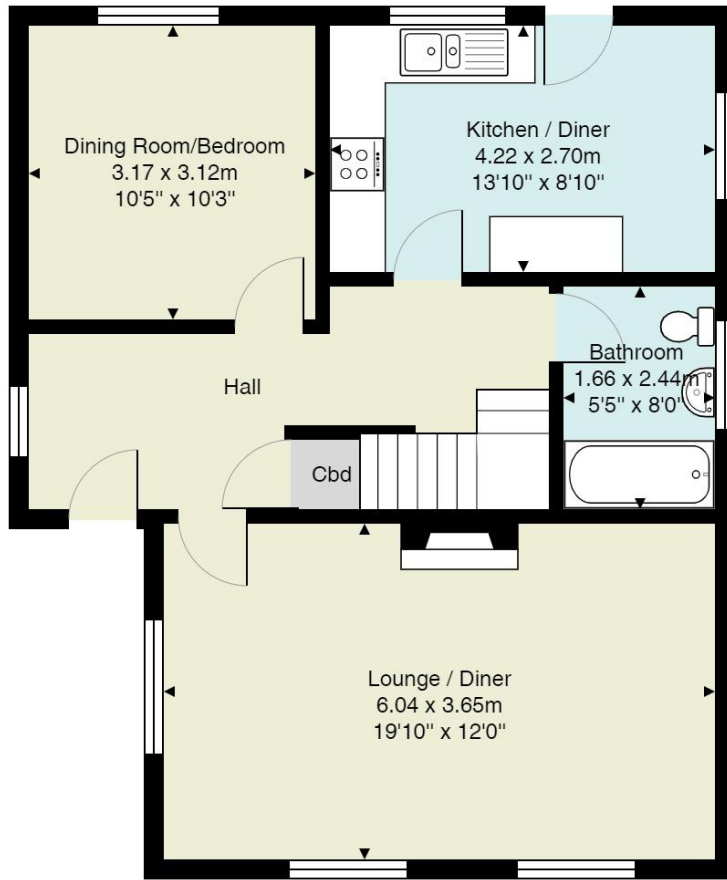
The rear garden is flagged and gravelled and also has mature conifers and shrubs. There is an external tap.

Single garage with up and over door.

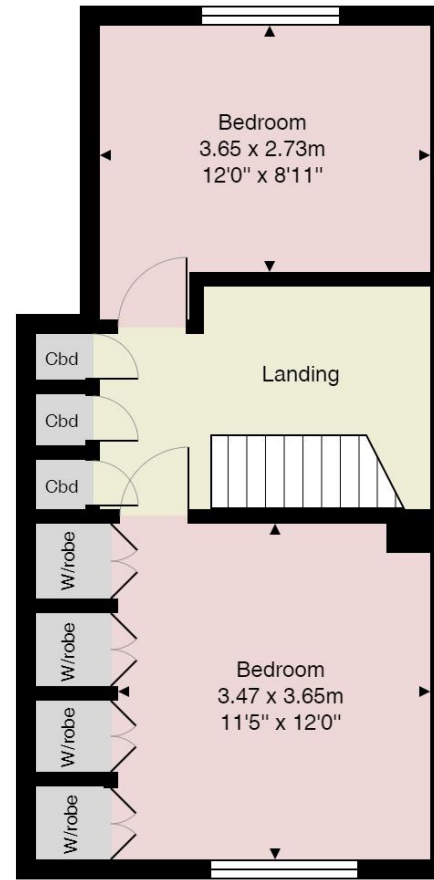
#### DIRECTIONS

Leaving our office in The Square, proceed straight across at the traffic passing Booths supermarket and Dallam Tower Estate. Continue through Sandside, turning left onto Storth Road. Pass the village hall, community shop and primary school. Paddock Way is on the left hand side with number 5 being also to the left.  
what3words///envy.cork.presented





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: 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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



ARRANGE A VIEWING

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