



3 CHURCH BANK GARDENS, BURTON, CARNFORTH, CUMBRIA, LA6 1NT
£285,000

MILNE MOSER
SALES + LETTINGS

3 CHURCH BANK GARDENS BURTON CARNFORTH LA6 1NT



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GARAGE &
PARKING

OVERVIEW

For buyers looking for a modern well maintained semi-detached home - you need look no further. Located in a cul de sac in a popular village, this three bedroomed property has been updated, reconfigured and modernised by the current owners and is ready to move into. The family dining kitchen is light and bright and there is a good sized lounge with patio doors to the low maintenance rear garden. All the bedrooms are a good size - with two having lovely views towards open countryside. The bathroom now boasts a four piece suite and the property is gas centrally heated and double glazed. Externally, there is driveway parking, a garage, enclosed garden plus a further gravelled space. Available with no onward chain, the property must be viewed to be appreciated.

ACCOMMODATION

Approaching from Church Bank Gardens, a access leads alongside the neighbouring property onto the driveway of number 3. A wooden front door leads into:

ENTRANCE HALL

Having hanging space for coats and a ceiling light.

KITCHEN DINER

11' 4" x 16' 7" (3.45m x 5.06m) max

A good sized room, semi divided to create a dining area. Fitted with pale wood effect base and wall units, marble style worktops, tiled splashbacks and a stainless steel one and half bowl sink with drainer. There is plumbing for both a washing machine and dishwasher, space for a cooker (canopy above) and room for an





American style fridge if required. Wall mounted Worcester boiler, two ceiling lights, a television point and a radiator. A generous cupboard under the stairs provides space for the vacuum cleaner and household items. Two double glazed windows.

LOUNGE

13' 3" x 16' 4" (4.04m x 4.98m)

Overlooking the pretty garden towards distant hills, the lounge has a double glazed window and sliding patio doors. There is a recess for a fire with plinth, a television point, BT master socket and a ceiling light. Radiator.

LANDING

Downlights.

BEDROOM

13' 3" x 9' 0" (4.04m x 2.74m)

Having two UPVC double glazed windows - one with a lovely view over gardens towards countryside. Radiator, ceiling light and access to the loft. The loft is boarded in the centre and there is a drop down ladder and light.

BEDROOM

11' 5" x 8' 2" (3.47m x 2.50m)

UPVC double glazed window with outlook over green space and trees. Radiator and a ceiling light.

BEDROOM

9' 6" x 7' 0" (2.90m x 2.13m)

Also facing the rear, the third bedroom has a ceiling light, radiator and UPVC double glazed window. View towards countryside and Farleton Knott.



BATHROOM

8' 0" x 8' 1" (2.45m x 2.48m)

A good sized bathroom fitted with a shower cubicle, a pedestal wash hand basin, WC and bath. Chrome heated towel rail, contemporary tiling, downlights and an extractor. Mirrored wall cabinet and matching cupboard/shelving. Secondary access to the loft and a frosted UPVC double glazed window.

EXTERNAL

Located to the end of Church Bank Gardens in a small cul de sac of just three properties. The property has access across the gravel to the tandem driveway alongside the house. There is an external light adjacent to the front door and a tap to the side. Alongside the garage is an additional gravelled area, ideal for drying washing, storing of bins and recycling or placing a shed. A gate leads into the rear garden. Landscaped with a circular patio, flower borders and trees, the garden has been designed with low maintenance in mind and would be ideal for busy families. There is a view across gardens towards countryside.

GARAGE

9' 0" x 18' 10" (2.74m x 5.74m)

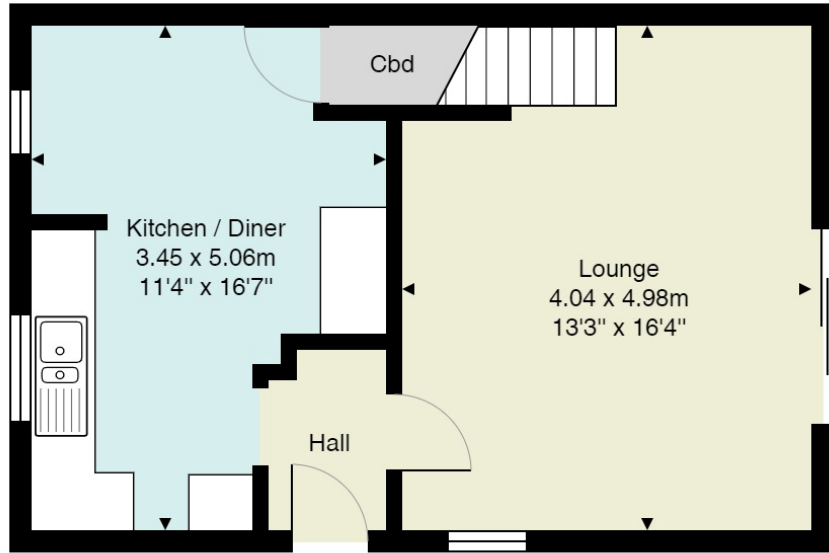
Up and over door, power and light connected.

DIRECTIONS

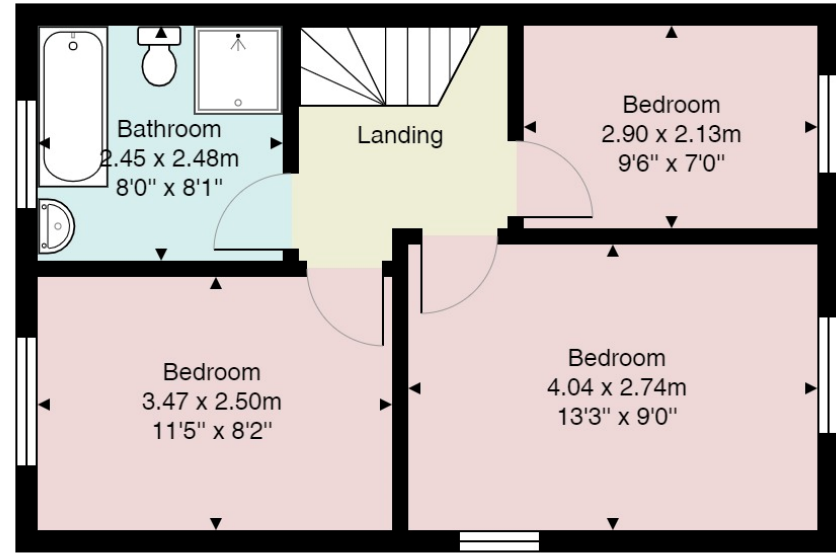
Leaving our office in The Square, Milnthorpe, proceed towards Ackenthwaite, turning right at the roundabout with Dallam School. Continue through Whassett and straight through Holme Village. Proceed over the motorway, then turn right following signs towards Burton in Kendal. On reaching the village, Church Bank Gardens is the second turning to the left, follow the road up and round to the right. The property is located in the far right corner with the number clearly displayed.

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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. FTTC Broadband. Mains wired smoke alarms.

Tenure: Freehold. The property has a right of access alongside number two. The flower border running along the fence to the right of driveway belongs to number three as does a strip outside the kitchen window.

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	83
(69-80)	C	69
(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:

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