



2 PRIMROSE BANK, BURTON ROAD, HOLME, CARNFORTH, CUMBRIA, LA6 1QT
£215,000

MILNE MOSER
SALES + LETTINGS

2 PRIMROSE BANK, BURTON ROAD
HOLME
CARNFORTH
LA6 1QT



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PARKING

OVERVIEW

A picture postcard cottage, perfect for first time buyers, downsizers or those wanting a lock and leave second home. The property has been updated in recent years and has an open plan ground floor layout with contemporary grey gloss units to the kitchen area and a cosy wood burner to the lounge space. The principal bedroom is a good size and there is a further single bedroom. The shower room has a large walk in cubicle and all three first floor rooms have views over open countryside. The property also boasts a pretty front garden, good sized shed and off road parking - all rare attributes in this style of property. A popular village location with good transport links to the M6, bus routes and local amenities.

ACCOMMODATION

From the gravelled parking area, a path leads along the side of the pretty front garden to the glazed and wood front door.

OPEN PLAN LOUNGE DINING KITCHEN

11' 1" x 22' 0" (3.39m x 6.69m)

Accessing the property into an entrance area, open to the lounge dining kitchen area, there is hanging space for coats and stairs lead to the first floor. The lounge space has a UPVC double glazed window overlooking the front garden and a cosy wood burner set to stone hearth with adjoining alcove shelving. The kitchen area is fitted with grey gloss base and wall units, wood grain effect worktops and modern metro style splashback tiling. Integrated dishwasher, a gas hob with canopy above and an electric oven. The boiler is concealed to a deep wall cupboard and there is space





for a fridge freezer, and plumbing for a washing machine. A UPVC double glazed window faces into the rear courtyard and there is a UPVC double glazed external door. Four ceiling lights, a radiator, Open Reach socket and a television point. Good sized cupboard under the stairs.

LANDING

Downlights to the ceiling.

BEDROOM

11' 7" x 10' 9" (3.53m x 3.27m) max

UPVC double glazed window having a lovely view across the front garden to open countryside and fields. Access to the insulated loft, a ceiling light and radiator.

BEDROOM

6' 4" x 8' 0" (1.94m x 2.45m)

UPVC double glazed window to the rear elevation - views across fields. Ceiling light and a radiator.

SHOWER ROOM

4' 11" x 7' 10" (1.49m x 2.40m)

Fitted with a modern suite comprising a vanity wash hand basin with drawers beneath, WC and good sized walk in shower cubicle. The shower cubicle is fitted with aqua board and both a fixed head and riser spray and there is tiling to the walls. Chrome heated towel rail, downlights and an extractor.



EXTERNAL

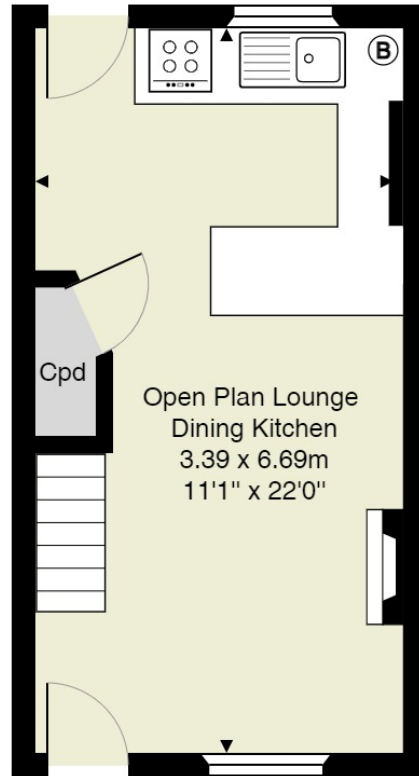
The outside space for the cottage must be viewed to be appreciated. A parking area at the front provides space for a couple of cars and bin storage and a path leads along the front garden to the property. The front garden has a well maintained lawn space, patio - perfect for outdoor dining and pretty flower borders with year round interest. A shed with internal measurement of 4'10" x 11' 10" (1.47m x 3.61m) is included within the sale. At the rear is a fully enclosed gravelled courtyard, ideal for drying.

DIRECTIONS

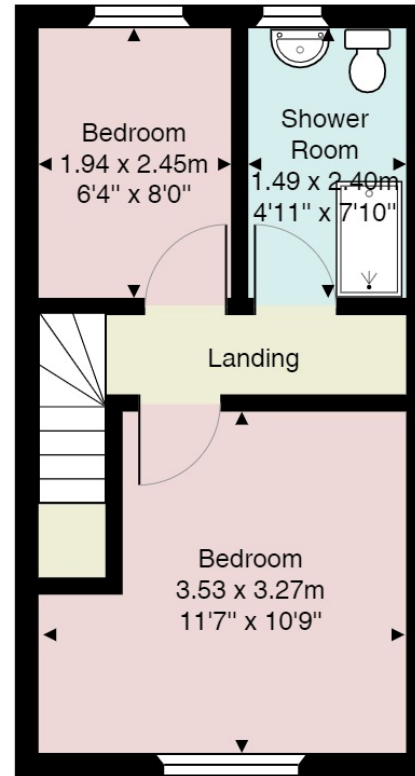
Leaving our Milnthorpe office in The Square, proceed towards Ackenthwaite, turning right at the roundabout with Dallam School. Continue through Whasset and into Holme Village. Continue past The Smithy pub and Mirror Mirror Hairdressers and straight onto Burton Road. Continue over the canal bridge with Primrose Bank being a terrace to the left hand side.

[what3words///tests.triathlon.skies](http://what3words.com/what3words///tests.triathlon.skies)





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: 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		124
(92+) A		
(81-91) B		
(69-80) C	71	
(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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