



BELVEDERE, 20 HILL CREST DRIVE, SLACK HEAD, MILNTHORPE, CUMBRIA, LA7 7BB
£425,000

MILNE MOSER
SALES + LETTINGS

**BELVEDERE, 20 HILL CREST DRIVE
SLACK HEAD
MILNTHORPE
LA7 7BB**



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PARKING &
WORKSHOP

OVERVIEW

With an elevated position, generous plot and open views, Belvedere is a detached property with excellent potential. Currently laid out as a good sized two bedroom bungalow, there is scope, subject to consents, to reconfigure and extend.

The L shaped lounge diner faces the front taking advantage of the fantastic south-south east views over rooftops towards The Lune Valley and Caton Moor 10 miles away. Both double bedrooms have built in furniture and there is a useful sun room plus a utility/porch. Externally, there is a front garden requiring landscaping whilst the rear garden has been terraced with seating areas and flower borders. The tandem double garage has storage and a large workshop.

Modernisation and rehabilitation works are required throughout, however there is fantastic potential to create a forever home for ingoing owners.

ACCOMMODATION

From the cul de sac, a long driveway with parking and turning leads up to the UPVC double glazed door.

HALLWAY

A UPVC double glazed window faces the front aspect and there are two further UPVC double glazed windows adjacent to the front door. Wood flooring, downlights and a radiator. Built in double coat cupboard and access via a drop down ladder to the loft.





L SHAPED LOUNGE DINER

25' 9"/12' 10" x 22' 5"/9' 10" (7.85m/3.91m x 6.84m/3.0m)

A truly generous room with UPVC double glazed French doors leading to the front aspect and have an open outlook towards countryside. UPVC double glazed window in both the lounge and dining areas also face the front elevation and there is a further UPVC double glazed window to the side. White fire surround with marble inset and plinth, feature mirrors reflect the light and view around the room and there is wood flooring. Three radiators and downlights.

SUN ROOM

12' 0" x 11' 10" (3.65m x 3.60m)

A useful addition to the property, ideal as a home office, studio or a quiet space from which to enjoy the aspect over the garden. UPVC double glazed windows and a polycarbonate roof, wall light and a ceiling light. Tongue and groove panelled ceiling, an electric heater and a radiator.

KITCHEN

11' 4" x 11' 11" (3.46m x 3.64m)

UPVC double glazed window overlooking the side garden. Fitted with black gloss base units and taupe wall units, dark worktops and co-ordinating splashbacks. Sink with drainer, a gas hob, electric oven and space for a fridge. Under unit lighting, a radiator and ceiling lights.

UTILITY/REAR PORCH

8' 1" x 7' 11" (2.47m x 2.41m)

UPVC double glazed to three sides and an external door. Plumbing for a washing machine, space for a dryer and fridge/freezer. Ceiling light and built in cupboard housing the boiler.



BEDROOM

15' 9" x 12' 1" (4.80m x 3.67m) max

The larger of the two bedrooms has fantastic views at the front. Fitted with a range of wardrobes, drawers and a dressing table. UPVC double glazed window, radiator, a ceiling light, wall light and downlights.

BEDROOM

12' 9" x 11' 11" (3.87m x 3.64m) max

Overlooking the rear garden, the second double bedroom also has built in wardrobes, overhead storage, drawers and dressing table. UPVC double glazed window and a radiator.

BATHROOM

9' 0" x 8' 0" (2.74m x 2.43m) max

Frosted UPVC double glazed window to the rear elevation. Fitted with a corner bath with shower above, a WC and vanity hand basin with cupboards beneath and worksurfaces. Fully tiled, there is a shaver point, wall mirror, downlights and a radiator. Cupboard housing the hot water cylinder.

EXTERNAL

Sitting centrally on the plot, the bungalow has good sized gardens to the front and rear. The front garden requires clearing, however there is potential to create a lovely space or in/out driveway - there has previously been a deck accessed from the lounge area - ideal for admiring the view on summer evenings. A long driveway provides parking along with access to the garage/workshop. The rear garden is stepped with patio/terrace areas, a lawn and flower borders. There is a raised patio with outdoor fireplace. External light.

WORKSHOP/STORE

Storage 11' 6" x 8' 0" (3.51m x 2.43m)

Workshop 11' 6" x 22' 7" (3.51m x 6.88m)

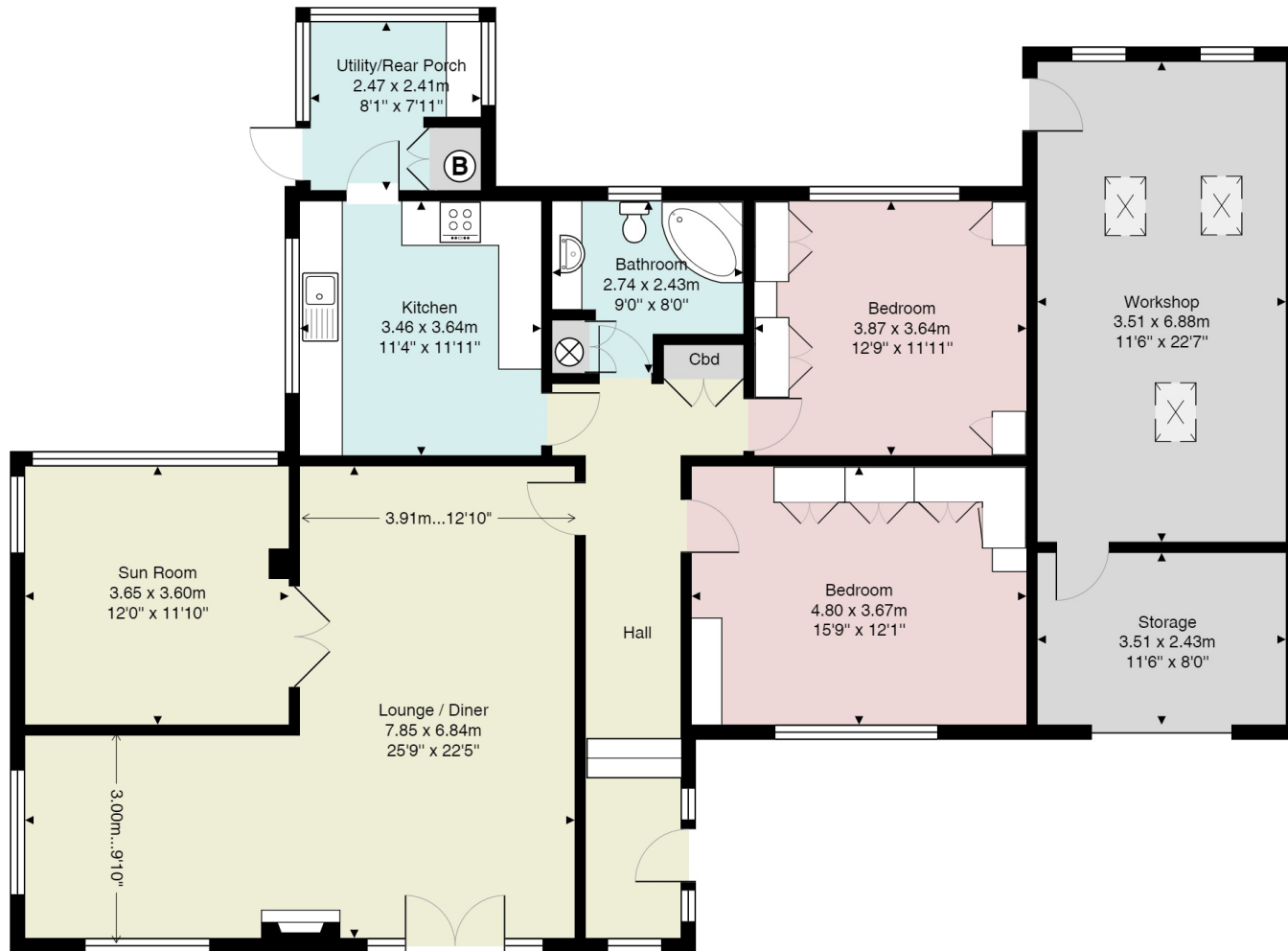
Currently divided into two spaces, the open wood partition could be removed creating a double tandem garage. The front storage area is accessed via an electric roller door and has power and light connected. A hatch leads to a mezzanine area with rooflight. The rear workshop is a good size with two windows at the rear, an external door and additional natural light from two rooflights. Steel beams could accommodate a winch and there is single phase power and light.

DIRECTIONS

Leaving Milnthorpe on Beetham Road, turn right into Beetham Village and past The Wheatsheaf on the right. Continue up the hill through Slackhead, turning right following signs towards Silverdale. Turn right again onto Hillcrest Drive. As the cul de sac splits, turn to the left with Belvedere, number 20, located to the end of the cul de sac to the right hand side.

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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 and Electric. Private drainage via septic tank. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors.

Tenure: Freehold

Council Tax Band: F

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	
(69-80)	C	75
(55-68)	D	
(39-54)	E	54
(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

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