



PEAR TREE COTTAGE, THE SQUARE, MILNTHORPE, CUMBRIA, LA7 7QJ  
**£195,000**

**MILNE MOSER**  
SALES + LETTINGS

PEAR TREE COTTAGE  
THE SQUARE  
MILNTHORPE  
LA7 7QJ



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OVERVIEW

In the heart of Milnthorpe, yet tucked away from the hustle and bustle, this unique one bedroom detached property is well presented throughout and is perfect for buyers looking for a low maintenance home. The accommodation is across one level with an open plan lounge dining kitchen space - patio doors lead to the rear garden making the room light and bright. The bedroom is a double and there is a modern bathroom. The outside spaces compliment the property perfectly and the plot is fully enclosed. UPVC double glazed windows and doors and electric central heating.

Just a stone's throw from The Square in Milnthorpe, the property has shops, cafes, doctors and dentist on the doorstep. Residents parking permit scheme available in designated areas within The Square.





#### ACCOMMODATION

From The Square, access on foot is via an alley towards the picture framers. A private gate leads into the front garden with a door at the left hand side leading into the property.

#### HALL

Having hanging space for coats, a ceiling light and radiator. A high level cupboard houses the consumer unit/fuseboard and there are attractive wood grain effect floor tiles. A built in cupboard has shelving and houses the Worcester boiler.

#### OPEN PLAN LOUNGE DINING KITCHEN

16' 8" x 14' 9" (5.09m x 4.50m)

A good sized room with UPVC double glazed window to three sides plus sliding UPVC double glazed patio doors. The kitchen area is fitted with cream shaker style base and wall units with speckled worktops and a stainless steel one and a half bowl sink with drainer. Electric hob with hood above and an electric oven. Integrated fridge freezer and a washing machine. Wooden flooring and a radiator. Three ceiling lights create zones for the living, dining and kitchen areas.

#### BEDROOM

12' 5" x 7' 8" (3.79m x 2.34m)

UPVC double glazed window facing the front elevation. There is an open fronted storage space with a shelf and hanging rail plus a ceiling light and a radiator. A further UPVC double glazed window to the side.

#### BATHROOM

A frosted UPVC double glazed window. Fitted with a modern white suite comprising bath with both fixed head and riser above, a WC and a vanity wash basin with cupboards beneath. Tiling to the walls, an extractor, a ceiling light and chrome heated towel rail. Access to the loft.



#### EXTERNAL

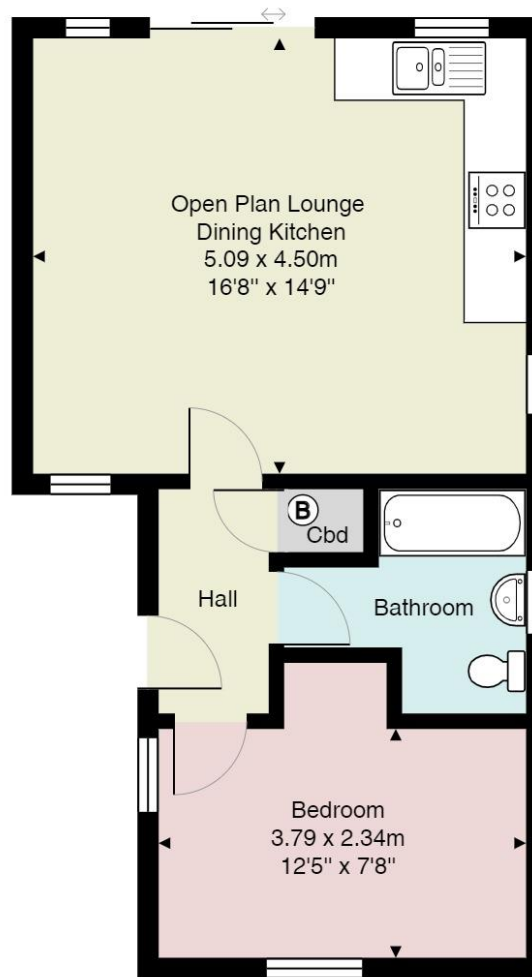
Pear Tree Cottage sits centrally on the plot with a pleasant grassed garden with raised bed to the front. There is a path to either side leading to the rear garden. Enclosed by fencing and a mature laurel hedge, the rear garden has space to sit out, grass and a rockery. There is even as name implies - a pear tree. There are external sockets and lighting.

#### DIRECTIONS

On foot from our offices in The Square, proceed towards McColl's and Refresh. On the left hand side an alleys alongside Spice towards the picture framers. Continue along the alley to the property's wooden front gate.

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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, 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](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>	<b>89</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>62</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>62</b>
(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**

To arrange your viewing contact our Milnthorpe Team:

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