



3 FLOWERDEN COURT, MILNTHORPE, CUMBRIA, LA7 7BY
£240,000

MILNE MOSER
SALES + LETTINGS

3 FLOWERDEN COURT
MILNTHORPE
CUMBRIA
LA7 7BY



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PARKING

OVERVIEW

Within walking distance of the village amenities of Milnthorpe, this three bedroom mid terraced house has been updated both inside and out and is now a modern bright family home presented to a high standard throughout. The lounge diner has sliding patio doors to the garden, the stylish kitchen is fitted with white gloss units and there is a hallway with coat/storage space. There are two double bedrooms and a single to the first floor and a contemporary bathroom. Externally, the rear garden has been landscaped for ease with artificial grass and there is off road parking to the front. Gas centrally heated and UPVC double glazed.

ACCOMMODATION

From the parking space at the front, a UPVC double glazed door leads into:

HALL & COAT VESTIBULE

The welcoming hallway has a ceiling light and modern vertical radiator, A coat and shoe storage vestibule has been created to the side, helping keep the hallway clutter free. Formerly a ground floor cloakroom/WC (plumbing still in situ), there is a hanging rail for coats, a ceiling light and a frosted UPVC double glazed window.

LOUNGE DINER

15' 5" x 14' 4" (4.69m x 4.37m)

Sliding patio doors lead to the garden and there is a UPVC double glazed window. Decorated in white to keep the space neutral and bright, there is a ceiling light and two radiators. There is a





disconnected gas pipe should new occupants wish to re install a gas fire. Built in cupboard under the stairs.

KITCHEN

8' 2" x 8' 9" (2.49m x 2.67m) max

Facing the front aspect, the kitchen is fitted with white gloss handleless base and wall units, limestone effect worktops and modern metro style splashback tiling. Black sink with drainer, an electric hob with canopy above and an electric oven. Space for a fridge freezer and plumbing for a washing machine. Ceiling light and a UPVC double glazed window.

LANDING

Having access to the part boarded loft and a built in cupboard over the stairs housing the boiler. Ceiling light.

BEDROOM

8' 11" x 11' 1" (2.71m x 3.37m)

The larger of the two double bedrooms faces the rear aspect and has a pleasant outlook. Radiator, ceiling light and a feature wall. UPVC double glazed window.

BEDROOM

8' 11" x 9' 2" (2.71m x 2.79m)

UPVC double glazed window to the front elevation. Also a double bedroom, there is a radiator and ceiling light.

BEDROOM

6' 1" x 7' 7" (1.85m x 2.31m)

The third bedroom faces the rear elevation and has a UPVC double glazed window, a ceiling light and radiator.

BATHROOM

7' 4" x 6' 4" (2.24m x 1.92m)

Fitted with a white suite comprising bath with shower above and a mixer attachment, a vanity wash basin with drawers beneath and a WC. Mirrored cabinet, a wall unit, heated chrome towel rail and tiling to the walls. Velux rooflight.



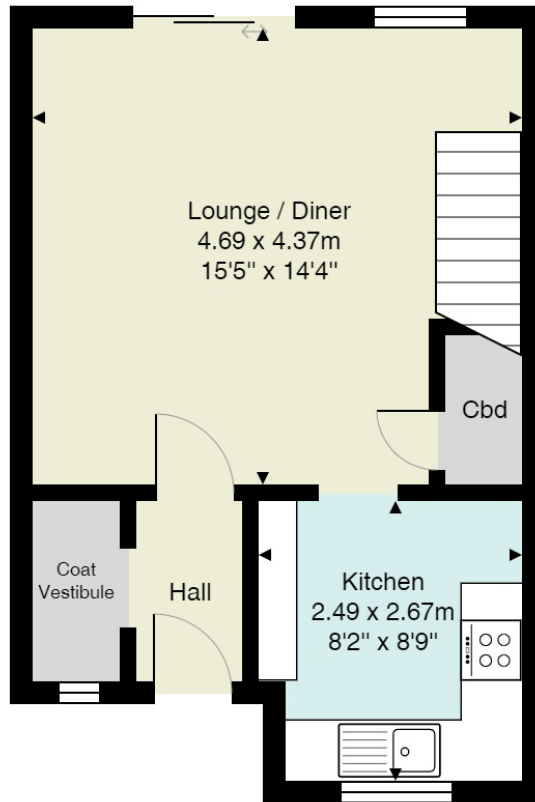
EXTERNAL

Immediately to the front of the property is off road parking and there is a gravelled area and a tap. The property also owns the area directly opposite the house adjacent to the wall providing additional parking if required. Access through must be left at all times. The rear garden is enclosed and landscaped for ease. Artificial grass provides a space for play and there is a flagged patio adjacent to the house. The raised deck is the perfect spot for a table and chairs and the metal garden shed is to stay. External light.

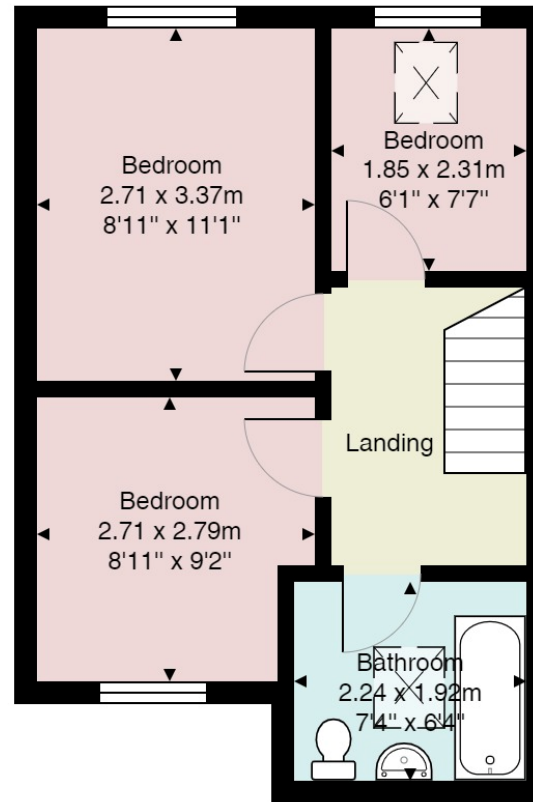
DIRECTIONS

From our office in The Square, Milnthorpe, proceed to the traffic lights and turn right onto Church Street. Flowerden Court is just a short distance to the right hand side with number 3 clearly marked to the right on entering the development.
what3words:///family.nicely.armful





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: C

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	86
(69-80)	C	
(55-68)	D	63
(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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