



5 ROSE HILL GROVE, SANDSIDE, MILNTHORPE, CUMBRIA, LA7 7HR
£425,000

MILNE MOSER
SALES + LETTINGS

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PARKING

OVERVIEW

Immaculately presented property in the desirable village of Sandside, this two bedroom Bungalow has a feeling of home as soon as you walk through the door.

A spacious primary lounge overlooking the front garden, with a second reception room/bedroom which can be personalised to fit the needs of the buyer. The open plan kitchen diner is the perfect space for entertaining, cooking and dining which then leads into a useful rear porch and out into the garden. The property has two generous double bedrooms on the first floor, both including clever storage solutions with built in cupboards. Gas central heating, UPVC double glazed windows throughout with a detached garage and shed.

ACCOMMODATION

From the driveway, a double glazed wooden door leads into:

HALL

A wide carpeted hallway with radiator, storage cupboard, ceiling light neutral decor.

LOUNGE

11'5" x 15'10"

Situated at the front of the property, this spacious room offers as a perfect family room to sit and relax. Carpeted, with neutral decor, the double glazed wooden windows allow lots of light overlooking the front garden. A multi-fuel burner is a key feature, perfect for those cosy evenings. Ceiling light, radiator and aerial points.





KITCHEN DINER

16'9" x 11'3"

An open plan kitchen and dining area is located at the rear of the property, providing the perfect hub to the home for cooking and eating. The dining area is carpeted with a double glazed wooden window to the rear aspect. Ceiling light, radiator and a built in cupboard for extra storage space.

The kitchen has a warm feeling to it, which makes you want to enjoy the space with family and friends. Fitted with attractive wall and base units, wooden worktops, and a composite single sink with drainer. A electric Belling oven, grill and hob with overhead extractor fan, integrated fridge freezer. Kardean LVT flooring, ceiling light, concealed unit lights and two double glazed wooden windows with fitted blind to the side aspect and looking into the rear porch.

BATHROOM

10'9" x 10'4"

Spacious bathroom which is neutrally decorated fitted with a bath, shower enclosure, WC and pedestal wash hand basin. Kardean flooring, tiled walls and aqua boards within the shower enclosure. Heated towel rail, ceiling light and frosted double glazed wooden window to the rear aspect.

BEDROOM/SITTING ROOM

10'3" x 12'10"

A ground floor bedroom gives the option for an extra lounge, bedroom, dining room or even home office. Carpeted, neutral decor with double glazed wooden windows to the front aspect. Ceiling light and radiator. NB, current owners use this as a second sitting room.



REAR PORCH

8'3" x 5'10"

Recently re-built in 2021 the porch has a split wooden door which leads to the rear garden. Two Velux windows to the roof and a double glazed wooden window to the rear aspect. Tiled flooring with underfloor heating and spotlights.

LANDING

From the entrance, the carpeted stairs lead up to the first floor landing where a built in storage cupboard with ceiling light is located.

WC

6'10" x 3'7"

Tucked away is a practical upstairs WC with pedestal hand wash basin. Carpeted, strip wall light and extractor fan.

BEDROOM

11'4" x 15'15"

Turning right at the top of the stairs, a door at the end of the landing leads into a spacious double bedroom. with a cosy feel from the wooden panelling and exposed beams. A Velux window looks out over the rear garden. A Worcester combi boiler is housed in a corner cupboard to the room. Carpeted, spotlights, radiator and easy accessible eaves storage. Lower ceilings to the sides of the room.

BEDROOM

10'3" x 15'10"

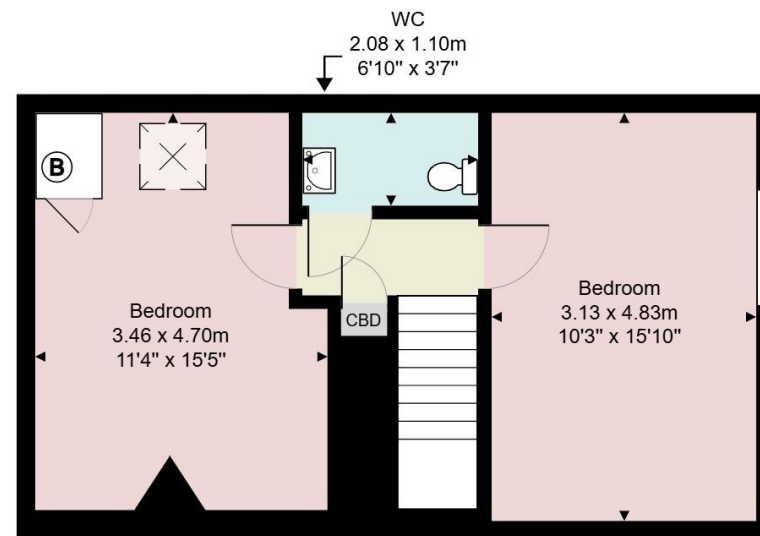
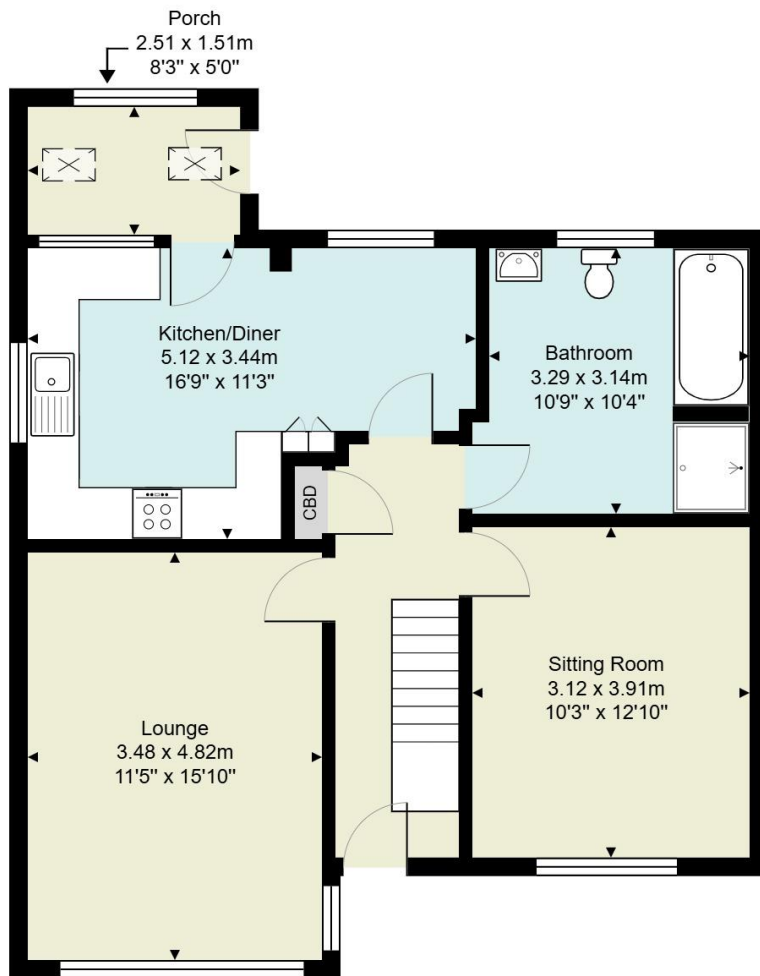
To the left of the landing is a second double bedroom. Carpeted, spotlights, double glazed wooden window to the side aspect. Radiator and eaves storage. Lower ceilings to the sides of the room.

EXTERIOR

To the front of the property is a beautifully landscaped garden with grass lawn, a bordering wall and well maintained hedges.

Access from both sides of the property to the rear garden which is flagged, low maintenance with wood store. Stone built garage and shed both with secure doors. Exterior plug socket and tap to the rear wall of the property.





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





DIRECTIONS

Leaving our Milnthorpe office in The Square, proceed straight across at the traffic lights towards Arnside. Pass Booths supermarket and Dallam Tower Estate. Turn left into Sandside onto Storth Road and take the right turn signposted Rose Hill Grove. Number 5 is the second property on the right hand side. what3words.com/retraced.underline.silently

GENERAL INFORMATION

Mains Water, Gas, Electric and Drainage are connected.
 Tenure: Freehold
 Council Tax Band: E
 EPC: E

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		84
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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