



13 THE CRESCENT, HOLME, CARNFORTH, CUMBRIA, LA6 1PU
£225,000

MILNE MOSER
SALES + LETTINGS

13 THE CRESCENT HOLME CARNFORTH LA6 1PU



2



1



1



PARKING

OVERVIEW

With level accommodation, a manageable corner plot and no onward chain, this two bedroom semi-detached bungalow must be viewed.

Located within a cul de sac with level access to a bus stop, the church and local pub, the property will perfectly suit those looking to downsize and future proof their home. There is a good sized lounge, a dining kitchen, shower room and two bedrooms - both with fitted furniture. Off road parking and garden space. Some cosmetic updating is required however the property is gas centrally heated and UPVC double glazed.

ACCOMMODATION

From the block paved driveway, a UPVC double glazed door leads into:

HALL

Having access to the two bedrooms, shower room and lounge, the hall has a built-in cupboard housing the Glow Worm boiler, a ceiling light, radiator and access to the loft.

LOUNGE

10' 3" x 16' 11" (3.13m x 5.16m) max

A UPVC double glazed window faces the front aspect. Mahogany style fire surround with marble inset and a plinth and a living flame gas fire. Oak wall cupboards with internal lighting, a ceiling light and radiator.





KITCHEN DINER

7' 0" x 16' 11" (2.13m x 5.16m)

UPVC double glazed windows face the front and side aspects and there is a UPVC double glazed door. Fitted with white base and wall units with contrasting dark worktops, stainless steel sink with drainer and tiling to the walls of the kitchen area. There is a gas hob with hood above, an electric oven and plumbing for a washing machine. The dining area is semi divided by further base units and there is a radiator and two ceiling lights.

BEDROOM

10' 10" x 10' 4" (3.31m x 3.16m) max

UPVC double glazed window over the garden and across the cul de sac. Fitted with two single wardrobes with overhead storage and bedside cabinets plus a further double wardrobe. Ceiling light and a radiator.

BEDROOM

11' 11"/7' 4" x 8' 9"/4' 9" (3.63m/2.24m x 2.66m/1.45m)

Fitted with 3/4 height wardrobes with matching drawers and bedside cabinet. There is a UPVC double glazed window, ceiling light and radiator.

SHOWER ROOM

6' 3" x 1' 1" (1.89m x 1.87m)

Frosted UPVC double glazed window. Fully tiled, the shower room is fitted with a quadrant cubicle with Mira shower, a concealed cistern WC and vanity wash hand basin with cupboards beneath. Two mirrored wall cabinets, a shaver point, extractor, radiator and ceiling light.



EXTERNAL

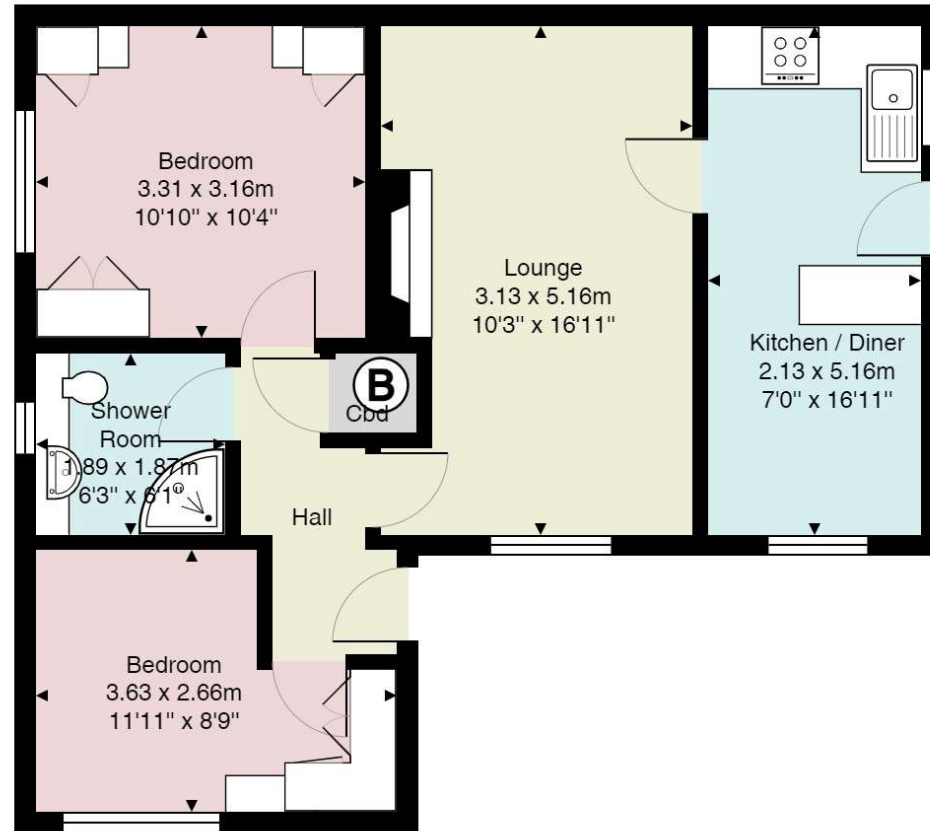
To the front of the property is a good sized block paved driveway with space for a couple of cars. There is an area to the side/rear with space for bins and recycling and there is a tap. The garden space wraps around two sides of the bungalow with a low wall, lawn and pretty borders planted with perennials and shrubs.

DIRECTIONS

Leaving Milnthorpe on Main Street, head towards Dallam School, turning right at the roundabout towards Holme. Continue through Whassett and into Holme village. The Crescent is the first turning to the left hand side. Follow the cul de sac to the right and then the property is located to the left hand side on a corner as indicated by our For Sale board.

[what3words///feed.wedge.spruced](https://www.what3words.com/feed.wedge.spruced)





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

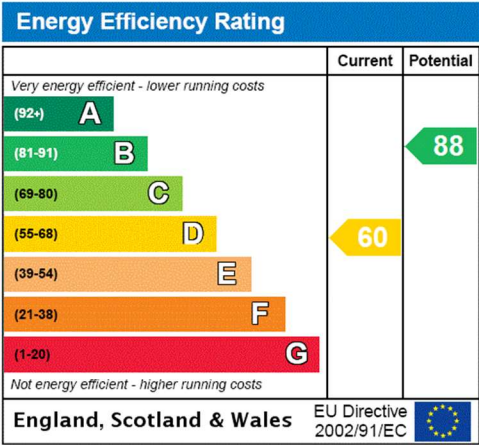




GENERAL INFORMATION

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



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:
 Westmorland House, The Square, Milnthorpe, LA7 7QJ
Telephone. 015395 64600
Email. milnthorpeproperty@milnmoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.