



## Milnthorpe

**£170,000**

Pear Tree Cottage

The Square

Milnthorpe

Cumbria

LA7 7QJ

A detached one bedroomed bungalow style cottage, recently refurbished and tucked away in the centre of Milnthorpe. Economical to run and easy to maintain this interesting property could be a quirky holiday let, as a lock up and leave property just a few steps from amenities and close proximity to areas of outstanding natural beauty.

Property Ref: AR2410





Kitchen/Diner



Bathroom

**Location** From the Hackney & Leigh Arnside Office, turn right and proceed out of Arnside, turning left and proceeding under the Train line bridge. Continue on this road until you reach the main traffic in Milnthorpe. Continue straight across at the traffic lights, turning right onto Market Square. Park in the square and Pear Tree Cottage is situated through a wooden ginnel by the side of Goa Spice restaurant at the south side of the square. Walk down the passage way and the gate is in front of you.

**Accommodation (with approximate dimensions)**

**Entrance Hall** Enter into a spacious Entrance Hall, with a built in storage cupboard housing a gas central heating boiler. With wooden effect tiled flooring and a radiator.

**Bedroom** 12' 6" x 10' 4" (3.81m x 3.15m) A freshly decorated light and bright room, fitted with a PVCu double glazed window, newly laid carpet flooring and a radiator.

**Open Plan Kitchen Living and Dining** 16' 8" max x 15' 10" into bay (5.08m max x 4.83m into bay) This fantastic open plan room, is perfect for modern living. With a cosy living and dining area, and a well-maintained kitchen. Fitted with a shaker style Kitchen consisting of a range of wall and base units with a complimentary worktop over, Island and a one and a half stainless steel sink unit with mixer tap and drainer. Fitted appliances include a four ring electric hob, with extractor over and an AEG electric oven, with a built in fridge freezer and integrated washing machine, With two PVCu double glazed windows, PVCu double glazed sliding doors and wooden laminate flooring.

**Bathroom** Fitted with a recently installed three piece suite consisting of a Low flush WC, vanity hand wash basin with under storage and a panelled bath, with over head shower and tiled surround. Fitted with a PVCu double glazed frosted window, an extractor fan, downlighters, a heated towel radiator, roof void access and wood effect tile flooring.

**Outside** To the rear of the property there is a raised laid to lawn area, with mature shrubs and a secure wooden fence surround. This low maintenance garden provides the perfect space to sit back and relax in privacy.

**Services** Mains Electricity, Mains Gas, Mains Water and Mains

For a Viewing Call 01524 761806



Bedroom

Drainage.

Council Tax Band B - South Lakeland District Council

Tenure Freehold

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Garden

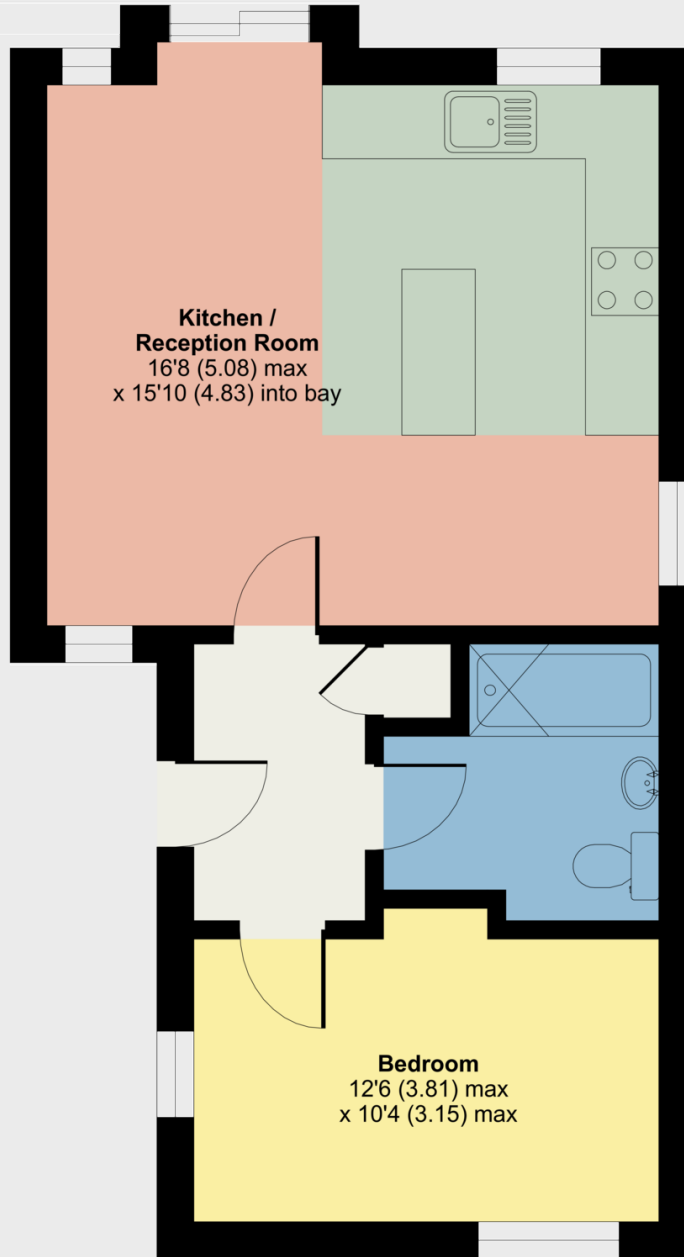


Ordnance Survey Ref: 00969315

# Pear Tree Cottage, The Square, Milnthorpe, LA7

Approximate Area = 454 sq ft / 42.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2021. Produced for Hackney & Leigh. REF: 729914

A thought from the owners...

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