



Storth

£375,000

Coromandel
Storth Road
Storth
Milnthorpe
Cumbria
LA7 7JQ

An exceptional family home! This property has been extended and refurbished into a warm and welcoming semi-detached home and is a real gem. With three/four bedrooms, two bathrooms, generous living room and kitchen/diner, all beautifully presented and enjoying an exciting specification that will impress all that view and it would be easy to overlook the outside space with detached garage ample easy parking and garden.

Property Ref: AR2434

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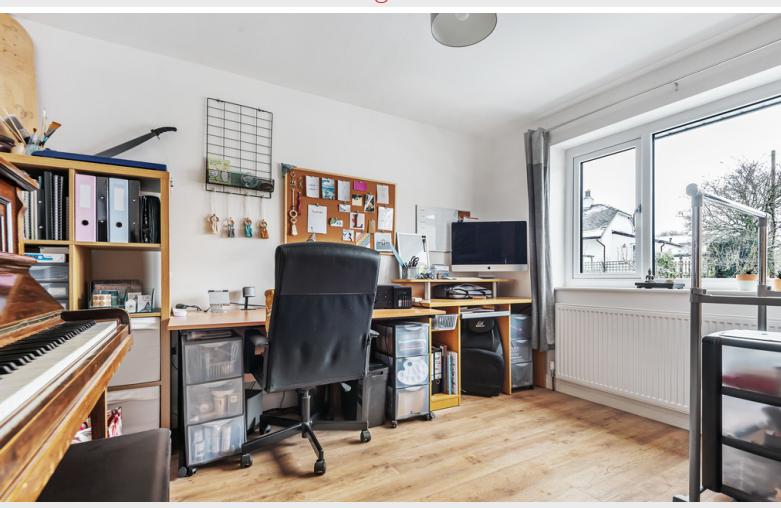
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Living Room



Living Room



Study

Location

From Arnside head towards Milnthorpe along the estuary road, turning right onto Storth Road. Drive up this road, passing the primary school on the left. Pass Langdale Crest on your right and the property is on the right hand side before Chapel Close.

Accommodation (with approximate dimensions)

Entrance Hall

Entering via door onto fitted coir door matting, this light entrance showcases the high ceiling with natural light from the Velux window, emphasising the gallery staircase. Useful walk in storage cupboard under the stairs to hang coats.

Living Room

15' 11" x 11' 1" (4.85m x 3.38m)

A fantastic large bright room with long picture window overlooking the front garden. There is an ideal opportunity to add Multifuel stove to create feature fireplace to sit on the existing large stone surround and wooden mantle piece. Two double radiators and ceiling light point.

Study

11' 4" x 10' 11" (3.45m x 3.33m)

Light and bright room currently used as a study but could have a multitude of uses such as a bedroom, playroom or living room. Window overlooking the back garden. TV Aerial point.

For a Viewing Call 01524 761806



Kitchen

Bathroom

A three piece suite comprising of low level W.C., pedestal hand wash basin with mixer tap, corner shower. Partially tiled walls, heated towel radiator and window.

Kitchen

10' 4" x 10' 4" (3.15m x 3.15m)

This kitchen space has a range of wall and base units with complimentary wood effect worktops. One and a half sink with drainer and mixer tap. NEFF oven with NEFF four ring gas hob with white tiled splashback and extractor hood. space for American fridge/freezer and washing machine and dryer.

Dining Room

12' 3" x 8' 7" (3.73m x 2.62m)

The dining space has continuation of the laminate flooring from the kitchen space. Large window overlooking the garden, double radiator.

Bedroom Three

12' 10" x 9' 11" (3.91m x 3.02m)

Ceiling light point, double glazed window to the front aspect, double radiator.

First Floor

Stairs leading to

Landing



Kitchen / Diner



Utility



Bedroom Three



Shower Room

Bedroom One

14' 1" x 10' 10" (4.29m x 3.3m)

With fitted wardrobes, eaves storage, ceiling light point, double radiator.

Bathroom

A three piece suite comprising of low level W.C., vanity hand wash basin with mixer tap and useful storage drawers space, panelled bath with a shower attachment. feature partially tiled walls, heated towel radiator and window. Spotlights and extractor fan.

Bedroom Two

14' 1" x 9' 11" (4.29m x 3.02m)

With fitted wardrobes, eaves storage, ceiling light point, double glazed window to the side aspect, double radiator.

Outside

Front Garden

Screened from the roadside by mature trees and hedges and providing off road parking for several vehicles.



Bedroom Two

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Bedroom One



Family Bathroom



Bedroom Two



Rear Garden



Rear Garden

Rear Garden

A low maintenance garden with steps leading to the rear gravelled garden that has mature planted borders and enjoys sun for the majority of the day. An elevated decked balcony area, is the ideal spot to enjoy alfresco dining and special sunsets with amazing open views towards the estuary.

A detached double garage with an electric roller door, windows, light, power and separate pedestrian access.

Tenure

Freehold

Services

Mains gas, water, drainage and electricity

Council Tax

South Lakeland District Council - Band D

Viewings

Strictly by appointment with Hackney & Leigh Arnside Office.

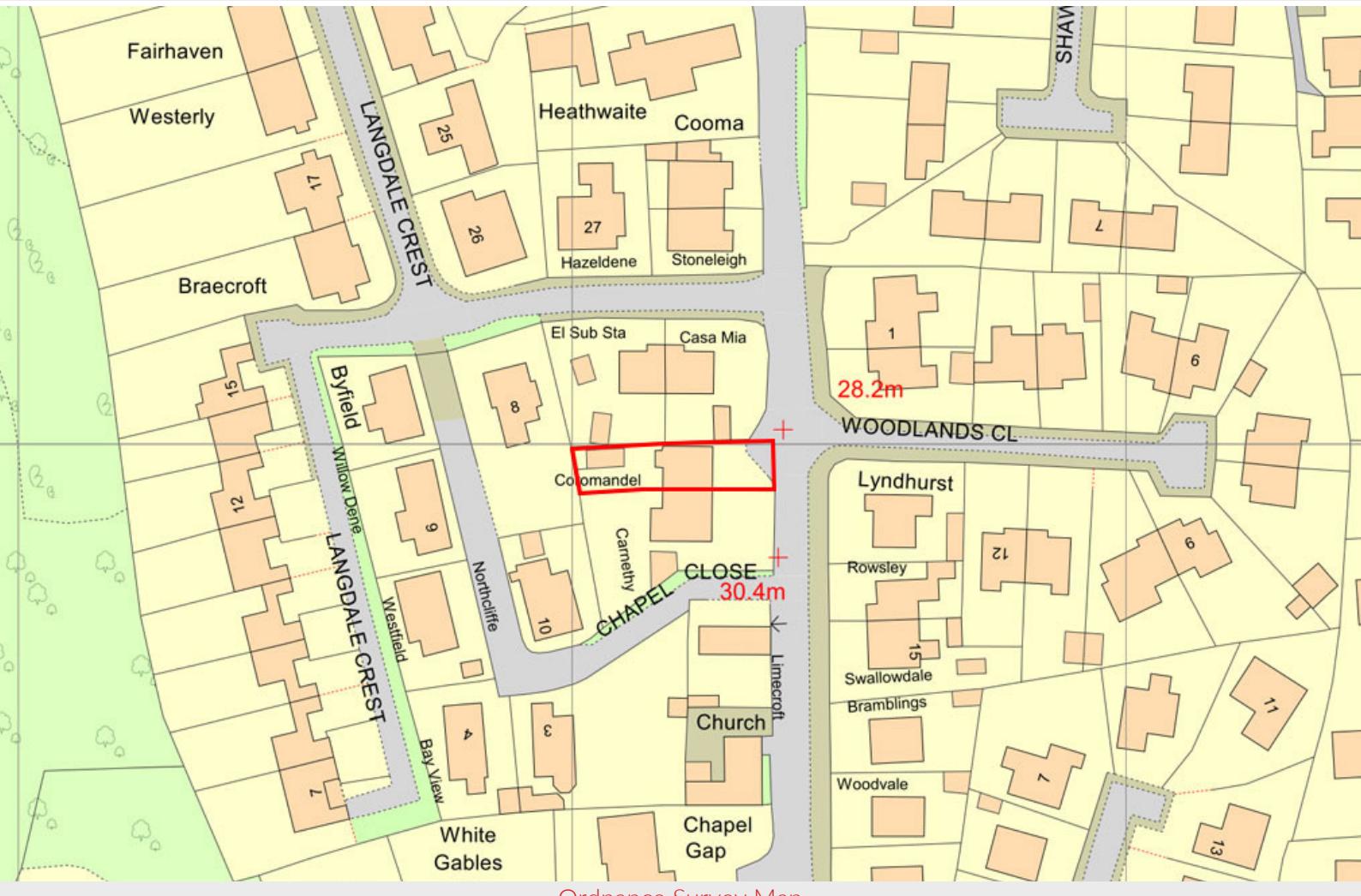
Energy Performance Certificate

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

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Front Aspect



Ordnance Survey Map

Coromandel, Storth Road, Storth, Milnthorpe, LA7

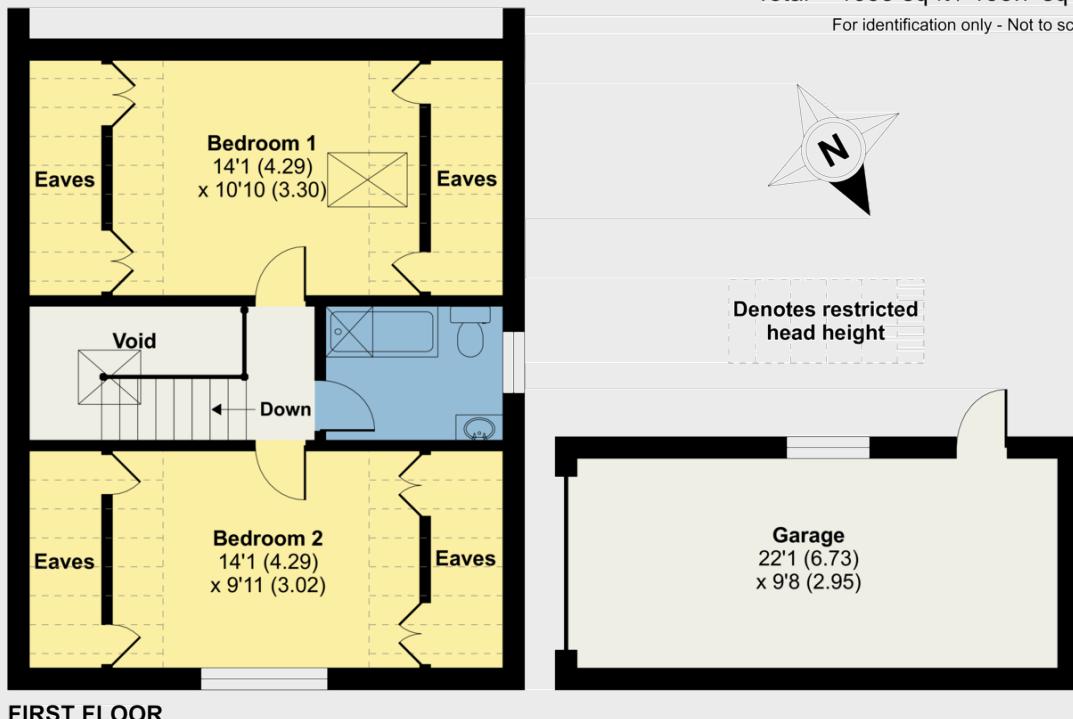
Approximate Area = 1171 sq ft / 108.7 sq m (excludes void)

Limited Use Area(s) = 270 sq ft / 25.1 sq m

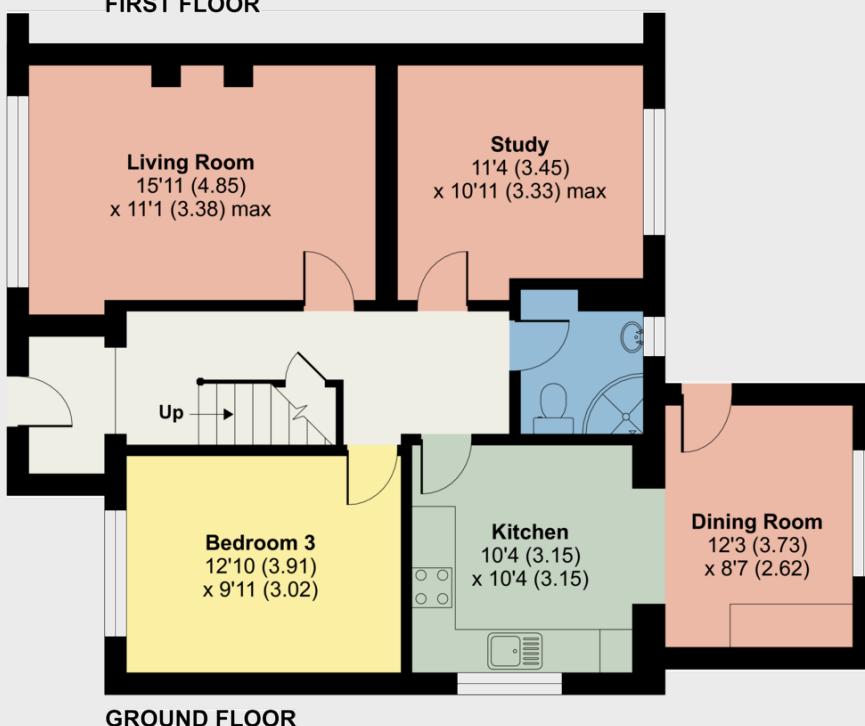
Garage = 214 sq ft / 19.9 sq m

Total = 1655 sq ft / 153.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2021.
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