



Milnthorpe

£225,000

38 Park Road, Milnthorpe, Cumbria, LA7 7AD

A superb two bedroom cottage located in the heart of Milnthorpe. Filled with character and charm, this delightful home would perfectly suit first time purchasers, purchasers wishing to downsize or investors. With well balanced accommodation ready to move into and secure rear garden what are you waiting for? Book a viewing today.

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Superfast
Broadband

Quick Overview

Charming Two Bed terrace
Located in the Heart of Milnthorpe
Full of Character & Charm
Modern Kitchen
Secure Rear Garden
Great Loft Space
Well Presented Throughout
Offered with No Chain
Great Transport Links
Superfast Broadband 75mbps Available *

Property Reference: AR2482



Living Room



Kitchen



Living Room



Electric Fire

Property Overview Enter via the porch into the spacious and characterful living room with stone flagged flooring and exposed wooden beams. An attractive electric fire in the style of a wood burning stove is a great focal point and gives the room a cosy cottage feel. A wooden door with decorative glass panels leads to the kitchen where you will find a range of cream shaker style wall and base units, some glass fronted with wood effect work surface and upstands, complemented by a white tiled splashback with continuation of the stone floor from the living room. There is a four ring electric hob and oven with extractor hood and integrated under counter fridge. A wooden stable style door provides access up steps to the rear garden and access to the front of the property.

Back into the living room ascend the exposed wooden staircase to the first floor. Bedroom one is to the front elevation and enjoys the morning sun through its two windows that give pleasant open views across the park opposite. A separate dressing room area boasts fantastic storage in three fitted wardrobes with mirrored sliding doors. A large wooden beam across the ceiling provides characteristic charm. Across the hallway at the back of the property is the second bedroom, also a double, which has the added advantage of access to the courtyard garden through the double glass patio doors.

The family bathroom has a white three piece suite with a mains shower over the bath, low level wc and pedestal hand basin. With complementary tiled surrounds and a chrome ladder towel rail for heating. A shelved airing cupboard with an additional radiator provides extra storage.

A large walk in cupboard with pegs and large shelving units could be the ideal place to store coats and shoes out of sight. A drop down ladder gives access to a generous loft space with exposed wooden beams and four velux windows affording plenty of light. This space would be ideal as an office, hobby room, kids hang out or simply utilised as a large storage space.

Outside At the back of the property the delightful courtyard garden is the perfect place to relax and enjoy the evening sun. There is also a useful stone outbuilding

Parking Parking permits can be purchased for the council car park opposite.

Location Milnthorpe is a large village offering a great selection of local amenities such as doctors, pharmacy, supermarket, three pubs and much more. The village boasts a nursery, primary school and secondary school. The M6 motorway can be reached within 10 minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District.

From the Arnside Office, proceed along Station Road turning left under the railway bridge. Follow the road past Sandside towards Milnthorpe. 38 Park Road is on the left hand side before the public car park.

What3words //inviting.warmers.calculate

Accommodation (with approximate dimensions)

Living Room 18' 3" x 15' 3" (5.56m x 4.65m)

Kitchen 10' 4" x 9' 3" (3.15m x 2.82m)

Bedroom One 15' 5" x 11' 4" (4.7m x 3.45m)

Bedroom Two 10' 7" x 9' 5" (3.23m x 2.87m)

Loft Space 15' 10" x 11' 6" (4.83m x 3.51m)

Services Mains electricity, mains gas, mains water and drainage

Tenure Freehold. Vacant possession upon completion.

Council Tax Band Band B South Lakeland District Council

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

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



Bedroom One



Bedroom Two



Bathroom



Loft Space

38 Park Road, Milnthorpe, LA7



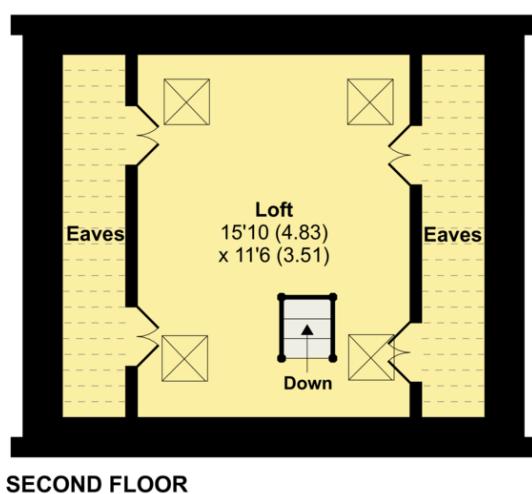
Approximate Area = 964 sq ft / 89.5 sq m

Limited Use Area(s) = 97 sq ft / 9 sq m

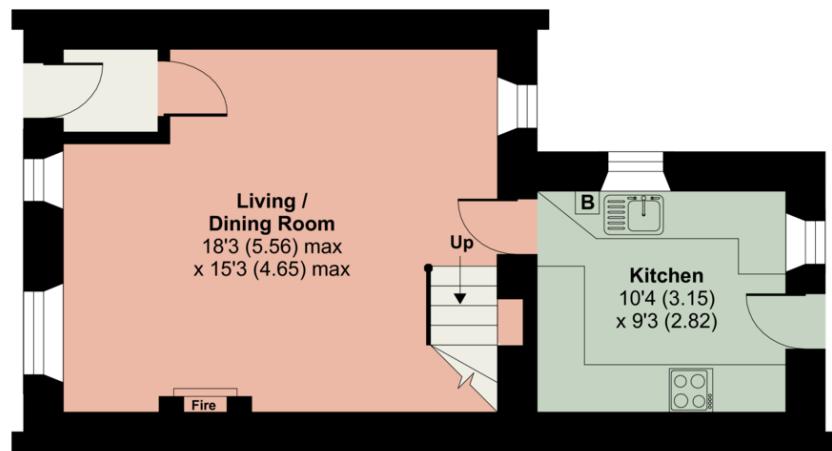
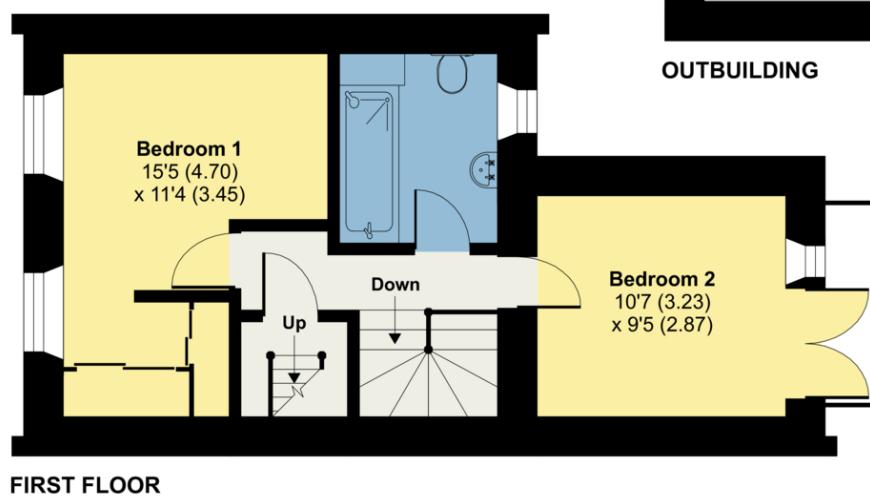
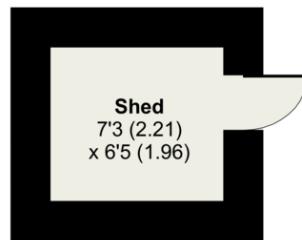
Outbuilding = 48 sq ft / 4.4 sq m

Total = 1109 sq ft / 103 sq m

For identification only - Not to scale



Denotes restricted head height



A thought from the owners...This cottage is quirky and comfortable, inexpensive to run and would make a new owner very happy. It's close to all amenities and with lovely neighbours and gorgeous local walks. It's a perfect little property especially for a first time buyer.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/12/2022.