



Milnthorpe

£325,000

BelaSide, 1 The Ashes, Milnthorpe, Cumbria, LA7 7QU

A splendid two bedroom detached bungalow situated on a surprisingly large level plot with ample off road parking and a good garage. Bela Side offers over 2000 sq ft of living accommodation perfectly suited for those looking for one level living but not having to compromise on space.

The accommodation briefly comprises of spacious kitchen diner, large living room, two large double bedrooms, wet room, shower room, double garage and mezzanine storage.

Quick Overview

- Spacious Detached True Bungalow
- Large Living Spaces
- Two Double Bedrooms
- Potential to Change and adapt Accommodation
- Generous Plot
- Large Double Garage and Mezzanine Workspace
- Located Close To Local Amenities
- Gas Central Heating & Double Glazing
- No Onward Chain
- Superfast Broadband 80Mbs Available*



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Superfast
Broadband



Off Road Parking
& Garage

Property Reference: AR2498



Sitting Room



Kitchen



Bedroom Two



Bedroom One

Location Situated in a cul de sac location on the edge of Milnthorpe village but within easy level walking distance of all amenities. Milnthorpe is a large village offering a great selection of local amenities as well as a nursery- primary school and secondary school which are all within five minutes walking distance of the property. 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. Milnthorpe benefits from having 2 doctors surgeries- 2 dental practices- a Pharmacy- an opticians- a vets and much- much more and plays host to an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs. There is a supermarket- 3 pubs- several independent shops and a variety of eateries.

Property Overview Enter into Bela Side from the driveway and you are welcomed into a light, spacious hallway providing access to all rooms. There is also a large cupboard perfect for storing coats and boots. From the hall lead through into a large dining kitchen fitted with a range of wall and base units with complementing worktops and tiled splash backs. Integrated appliances to include an oven, grill and electric hob with extractor hood, there is also plenty of space for a large dining table.

Continuing along the hallway to the right is the large living room, you will notice there is a large window allowing lots of natural light to pour into the room. A doorway leads you into the front porch and provides access out to the front gardens.

To the end of the hall there are two generous double bedrooms with dual aspect windows making them bright and airy. Both bedrooms are extremely spacious and could easily be changed into three double if desired.

The property also benefits from two bathrooms, one being a shower room and WC with part tiling and the second is a full wet room with WC and vanity unit with hand wash basin.

Returning back to the entrance hall and off to your right a door leads through to the attached garage which benefits from having electric doors. Take a few steps down into the double garage which would make a handy workshop, a further set of stairs from inside the garage lead up to the mezzanine floor which is currently boarded for storage but as a whole and subject to relevant planning consent the garage could potentially be developed into part of the property.

Bela Side is neutrally decorated throughout and in good order, but would benefit from some updating there is also so much space the new owners may wish to adapt and change the floor plan to suit their needs and tastes.



Spacious Hallway



Sitting Room



Porch



Double Garage



Mezzanine Above Double Garage



Wet Room

Outside Externally to the property there is a combination of block paving, raised beds and hard landscaped low maintenance garden areas that wrap around the whole property and again like the property itself really is spacious.

Parking Not only is there a double garage but there is also off street parking for two vehicles in front of here.

What3words ///nicer.playing.land

Accommodation (with approximate dimensions)

Sitting Room 18' 08" x 15' 10" (5.69m x 4.83m)

Kitchen 15' 05" x 11' 11" (4.7m x 3.63m)

Bedroom One 18' 03" x 12' 10" (5.56m x 3.91m)

Bedroom Two 15' 09" x 12' 02" (4.8m x 3.71m)

Double Garage 21' 08" x 20' 03" (6.6m x 6.17m)

Mezzanine Floor In Garage 20' 02" x 19' 9" (6.15m x 6.02m)

Property Information

Services Mains electricity, gas, water and drainage.

Council Tax Band South Lakeland District Council Band D

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

Tenure Freehold

Directions Leaving the centre of Milnthorpe heading towards Carnforth along the A6 Beetham Road you will pass a garage to the left the fire station on your right hand side, continue along here and The Ashes is the third turning to your left by the shop and café, Bella Side is the first bungalow you reach on the left.



Shower Room



Bela Side, 1 The Ashes



Low Maintenance Garden



Ordnance Survey 00922781

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



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1 The Ashes, Milnthorpe, LA7

Approximate Area = 2167 sq ft / 201.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Hackney & Leigh. REF: 951284

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