



Milnthorpe

£430,000

Cedars, Off The Square, Milnthorpe, Cumbria, LA7 7QJ

Located in the heart of Milnthorpe but set back from the hustle and bustle, you will find the immaculately presented Cedars. If you are a growing family looking for your new forever home, look no further as this five-bedroom detached property could offer everything you desire.

Quick Overview

Recently Renovated, Immaculately Presented
 Detached
 Spacious Accommodation Throughout
 Kitchen Diner
 Five Bedrooms - En Suite to Master
 Low Maintenance Gardens
 Ample Off Road Parking
 Garage/Workshop
 Close to Local Amenities
 Superfast Broadband



5



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1



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Superfast
Broadband



Ample Off Road
Parking

Property Reference: AR2509



Living Room



Kitchen Diner



Kitchen



Bedroom Three

Location From the Arnside office, head North East on The Promenade and turn left onto Sandside Road. Follow all the way to the cross roads at Milnthorpe and continue straight onto Main Street. Turn right after the Church onto Firs Road and towards the primary school. Before the primary school there's a small lane, turn right onto this and the property can be located next to our For Sale board.

Property Overview Stepping into the dining area from the garden, you are greeted with a bright and spacious kitchen diner. A beautiful modern fitted U shape kitchen ahead of you and space for a family table to enjoy home cooked meals and a catch up after a long day whilst food is being prepared. Fitted wall and base units with complimentary solid wood work surfaces, Honix induction hob, Bosch oven with grill above, and a Belfast sink under a window and space for a fridge freezer make up this fabulous space. Moving through to the sizable living room featuring a wall bi-fold door flowing out to the garden, perfect for entertaining in those summer months and flooding the room with natural light. There is also a multi fuel stove set as a focal point to keep you nice and cosy in winter. The stairs lead you up to the master bedroom boasting a large velux window, dressing area and three-piece En-suite where you will find a walk-in shower, WC and basin with cabinet and further velux window. Across the landing is a further double bedroom with window and eaves storage. Back downstairs and through to the L shape hallway, there are a further three double bedrooms all with large windows filling making the rooms bright and airy. A utility room fitted with base and wall units and plumbing for a washing machine. There is also an external door leading to the rear off road parking. The family bathroom comprises of a bath with over shower and basin with cabinet below. There is a separate toilet next door for convenience.



Living Room



Master Bedroom



En-Suite



Utility



Family Bathroom



Bedroom Five

Outside To the front of the property is a wonderful, low maintenance garden with artificial grass, lawned area and a raised patio seating area. A slate path leads you round to the rear of the property and to the garage/workshop which includes a further WC, sink, electric and lights.

Parking Off road parking to the rear of the property with spaces for two/three cars. A further parking space to the front of the property through a large wooden gate.

What3Words ///fussy.circus.stubble

Accommodation (with approximate dimensions)

Kitchen with Dining Area 11' 10" x 22' 04" (3.61m x 6.81m)

Living Room 14' 01" x 18' 00" (4.29m x 5.49m)

Master Bedroom 14' 05" x 11' 10" (4.39m x 3.61m)

Master Bedroom Dressing Area 10' 01" x 4' 09" (3.07m x 1.45m)

En-Suite

Bedroom Five 11' 03" x 12' 00" (3.43m x 3.66m)

Utility Room 5' 00" x 11' 0" (1.52m x 3.35m)

Family Bathroom

Separate WC

Bedroom Two 13' 09" x 12' 11" (4.19m x 3.94m)

Bedroom Three 12' 10" x 13' 10" (3.91m x 4.22m)

Bedroom Four 10' 04" x 15' 04" (3.15m x 4.67m)

Garage/Workshop 17' 05" x 16' 03" (5.31m x 4.95m)

Services Mains gas, water and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Westmorland and Furness 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 Two



Bedroom Four

Meet the Team

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Garden

Rear Elevation

Request a Viewing Online or Call 01524 761806

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



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk

Off The Square, Milnthorpe, LA7

Approximate Area = 2173 sq ft / 201.8 sq m (includes garage)

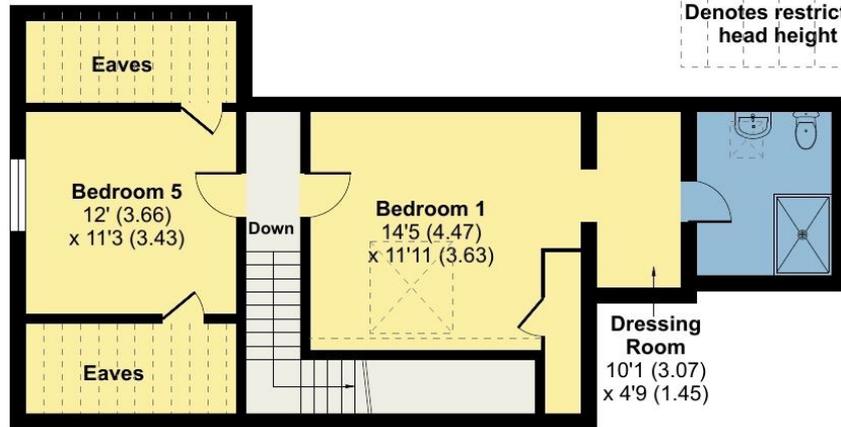
Limited Use Area(s) = 193 sq ft / 17.9 sq m

Total = 2366 sq ft / 219.8 sq m

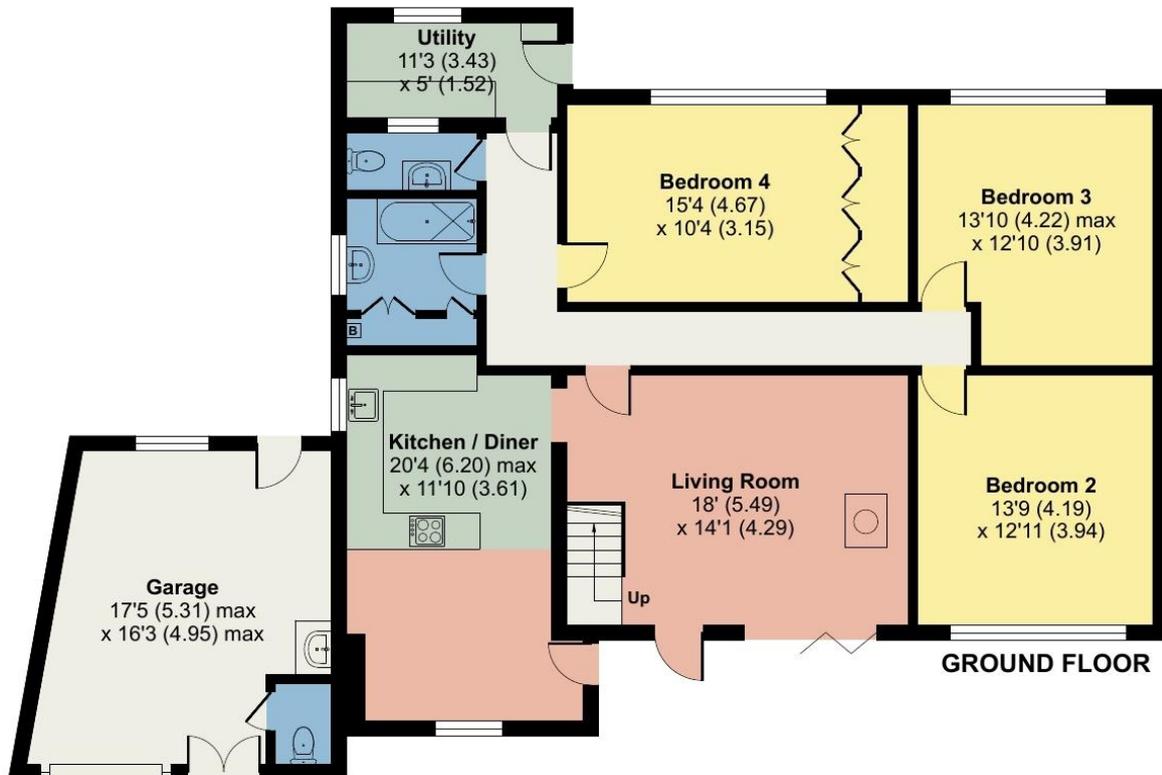
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Hackney & Leigh. REF: 991411

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