



Storth

£325,000

12 Langdale Crest, Storth, Milnthorpe, Cumbria , LA7 7JG

Introducing a delightful 3-bedroom terrace house with a charming garden. This inviting property showcases a blend of comfort and style, offering spacious living areas and an abundance natural light throughout. The serene garden serves as a tranquil retreat, perfect for enjoying the surrounding beauty. Located in the sought-after Village of Storth, this well-appointed home presents an excellent opportunity for those seeking a cozy and convenient lifestyle.

Quick Overview

- Desirable Village Location
- Three Bedroom Terrace
- Spacious Living Room
- Large Rear Garden
- Garage & Off Road Parking
- No Onward Chain
- Close to Local Amenities
- Countryside Walks on the Doorstep
- Ideal Permeant or Holiday Home
- Ultra fast Broadband 1000mbps*



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Ultrafast
Broadband



Off Road Parking
& Garage

Property Reference: AR2514



Living Room



Living Room



Kitchen



Dining Area

Location Located in an area of Outstanding Natural Beauty, Storth has many clubs and activities for families and people of all ages. A Post office/village shop on the shores of the Kent estuary has views towards the Lakeland Fells. There is a good primary and nursery school in the village and excellent secondary schools within the catchment area. A variety of shops, pubs, restaurants and supermarkets are all easily accessed from the nearby villages of Arnside and Milnthorpe. With good transport links, The M6 is only 8 miles away and the West Coast Main Line stops in Arnside, one and a half miles away, giving access to Manchester, Lancaster, Barrow and beyond. The Lake District, Trough of Bowland and the Yorkshire Dales are just 12-15 miles away in each direction.

Property Overview Upon entering, you are greeted by a vestibule that provides access to various areas of the house. On the right side, you will find the garage, which conveniently includes electric and plumbing connections for a washing machine. Straight ahead is a door leading to the garden, and on the left is the hallway that leads into the main part of the property. Adjacent to the hallway is a handy cloakroom. The kitchen diner is a delightful space that features tiled splashbacks and a combination of wall and base units. The wooden work surfaces complement the overall aesthetic. The kitchen is equipped with an AEG electric oven and a 4-ring hob, as well as a built-in under-counter fridge and freezer. The dining area boasts a full-length window, providing a pleasant view of the front courtyard.

Back through the hallway, you'll find the L-shaped living room. This room is truly a highlight of the house, featuring a patio door that opens onto a balcony overlooking the garden. Additionally, there is a skylight filling the room with natural light and a gas fire, creating a cozy and inviting atmosphere.

Moving to the lower level, you'll discover bedroom two which benefits from dual aspect windows, one of which offers a lovely view of the garden. Bedroom three features a door leading directly to the garden. A three-piece family bathroom is situated on this level, complete with a bath, an overhead shower, a WC, and a hand basin. The bathroom is fully tiled on both the floor and walls.

Ascending to the top floor, you will find the L-shaped master bedroom. This room boasts built-in wardrobes, a velux window that allows natural light to illuminate the space, and an open en-suite. The en-suite features a corner shower, a toilet, a hand basin, attractive laminate flooring and shaving socket.



Living Room



Kitchen Diner



Bedroom Three



Bedroom Two



Family Bathroom



Master Bedroom

Outside The front of the property offers off-road parking and a charming courtyard adorned with delightful flowering borders. It provides a warm and inviting welcome to residents and visitors alike.

As you make your way to the rear of the property, you'll discover a spacious patio area that is perfect for hosting barbecues and enjoying outdoor gatherings during the summer months. The patio provides an excellent space for relaxation and entertainment.

A wildlife pond adds a touch of natural beauty to the surroundings. The lawn is well-maintained and accompanied by mature borders featuring a variety of shrubs and trees. This creates a serene and tranquil ambiance.

At the end of the garden, you'll find a quaint seating area. Additionally, a gate provides access to picturesque countryside walks, allowing you to explore the surrounding natural beauty. From this vantage point, you can also enjoy breath-taking views over the trees to the bay, creating a truly scenic backdrop.

Directions From the Arnside office, head East on The Promenade towards Station Road, turn left onto Sandside Road, turn right onto Nuns Avenue, turn left onto Keasdale Road, turn left onto Storth Road and then left onto Langdale Crest. The property can be located next to our For Sale board.

Accommodation (with approximate dimensions)

Kitchen Diner 16' 10" x 10' 08" (5.13m x 3.25m)

Living Room 15' 01" x 19' 11" (4.6m x 6.07m)

Master Bedroom (max measurements) 10' 07" x 20' 00" (3.23m x 6.1m)

Bedroom Two 9' 02" x 10' 09" (2.79m x 3.28m)

Bedroom Three 8' 09" x 9' 01" (2.67m x 2.77m)

Family Bathroom

Garage 16' 11" x 8' 10" (5.16m x 2.69m)

Cloakroom

What 3 Words ///revisit.overjoyed.dreaming

Services Mains gas, water and electricity.

Council Tax Band E - Westmorland & Furness Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

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



Garden



Garden



View to Garden



View from Behind Garden

Request a Viewing Online or Call 01524 761806

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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Denotes restricted
head height

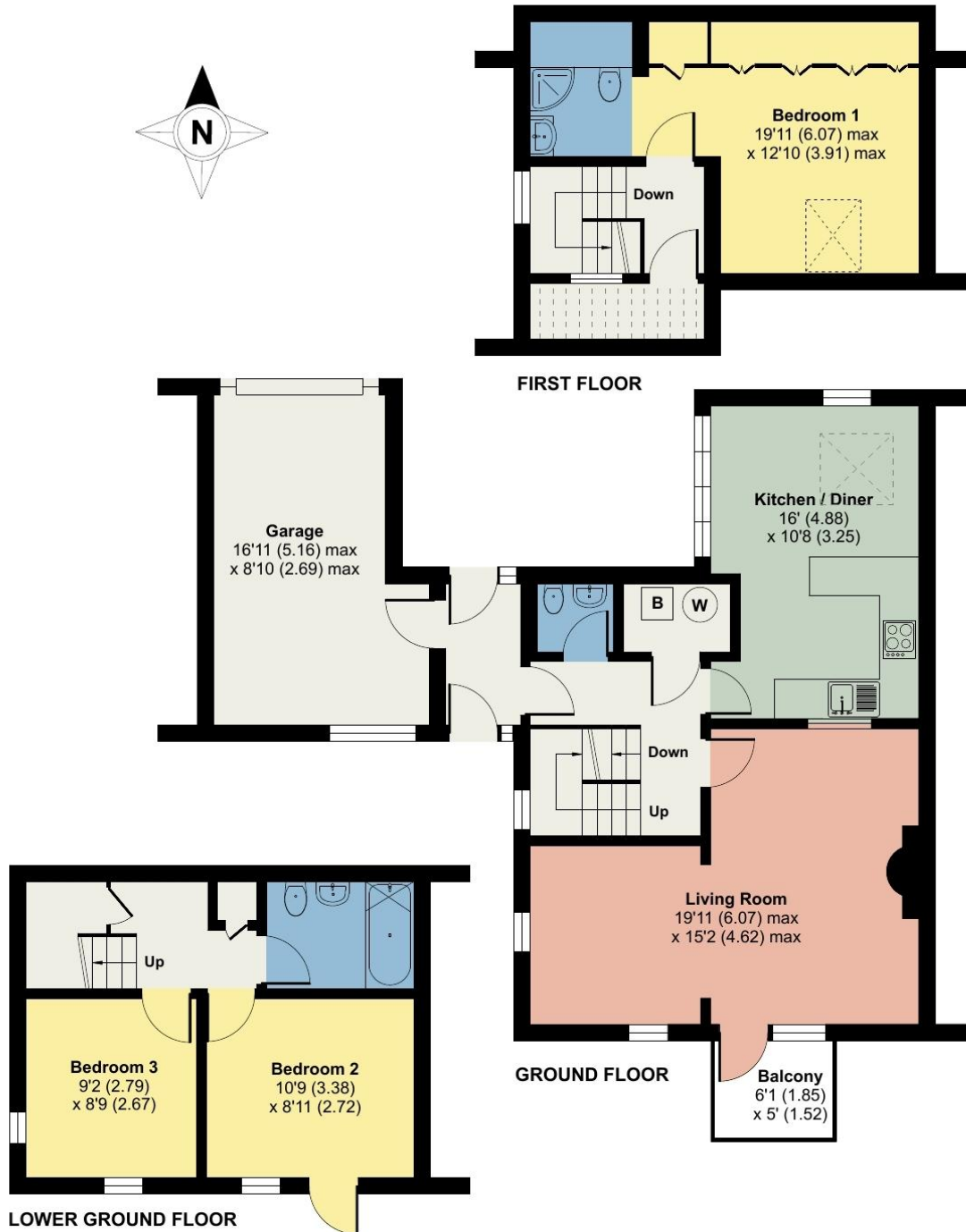
Langdale Crest, Storth, Milnthorpe, LA7

Approximate Area = 1308 sq ft / 121.5 sq m (includes garage)

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 1333 sq ft / 123.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 995686

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