



16 Ryleyfield Road, Milnthorpe
£150,000



16 Ryleyfield Road

Milnthorpe

A well proportioned semi detached property located in Milnthorpe which has good access to the many amenities available within the village and is a short drive from Kendal, Carnforth, Arnside and Silverdale areas of natural beauty, the Lake District National Park and the M6.

The accommodation which is in need of renovation briefly comprises an entrance hall, sitting room, kitchen and a utility room to the ground floor. The first floor offers three bedrooms and a bathroom. The property benefits from double glazing throughout.

Outside offers gardens to the front and rear which is in need of maintenance and ample off road parking.

GROUND FLOOR

SITTING ROOM

17' 1" x 10' 6" (5.20m x 3.19m)

Both max. Two double glazed windows, living gas flame fireplace.

KITCHEN

12' 11" x 12' 3" (3.94m x 3.73m)

Both max. Two double glazed windows, base and wall units, stainless steel sink, space for oven, extractor/filter over, space for fridge freezer, dishwasher and plumbing for washer dryer, tiled splashback, built in cupboard housing hot water boiler.

UTILITY ROOM

9' 9" x 6' 8" (2.97m x 2.03m)

Both max. Single glazed door, partial tiling to walls.

ENTRANCE HALL

8' 1" x 7' 3" (2.47m x 2.21m)

Both max. Double glazed door, two double glazed windows.





FIRST FLOOR

BEDROOM

13' 6" x 10' 3" (4.11m x 3.13m)

Both max. Double glazed window.

BEDROOM

11' 2" x 7' 1" (3.40m x 2.15m)

Both max. Double glazed window, built in wardrobe.

BEDROOM

10' 8" x 6' 9" (3.26m x 2.05m)

Both max. Double glazed window, built in wardrobe.

BATHROOM

6' 10" x 6' 5" (2.09m x 1.96m)

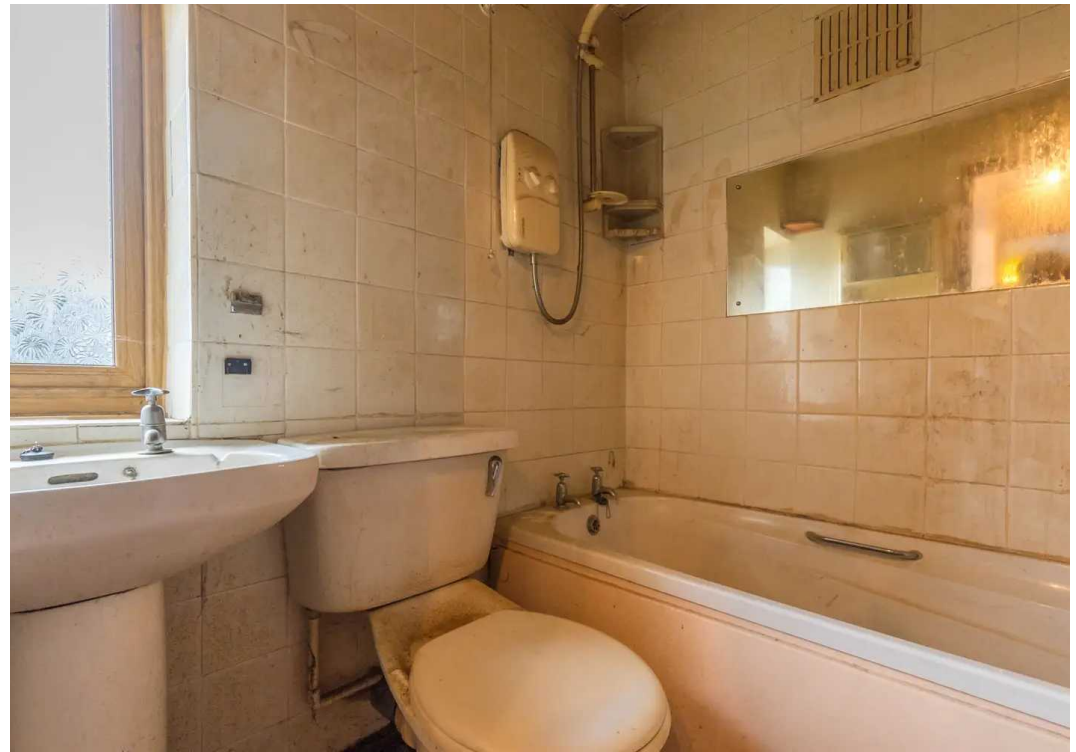
Both max. Double glazed window, three piece suite comprises W.C. wash hand basin and bath with electric shower over, fully tiled walls.

LANDING

9' 9" x 5' 10" (2.98m x 1.77m)

Both max. Double glazed window, loft access.





OUTSIDE

An enclosed rear garden with a patio seating area and borders with space for plants and bottled plants. To the front is a small garden, both the rear and front gardens are in need of maintenance.

OFF ROAD

Driveway parking for one vehicle.

EPC RATING

SERVICES

Mains electric, mains water, mains drainage.

COUNCIL TAX: BAND B

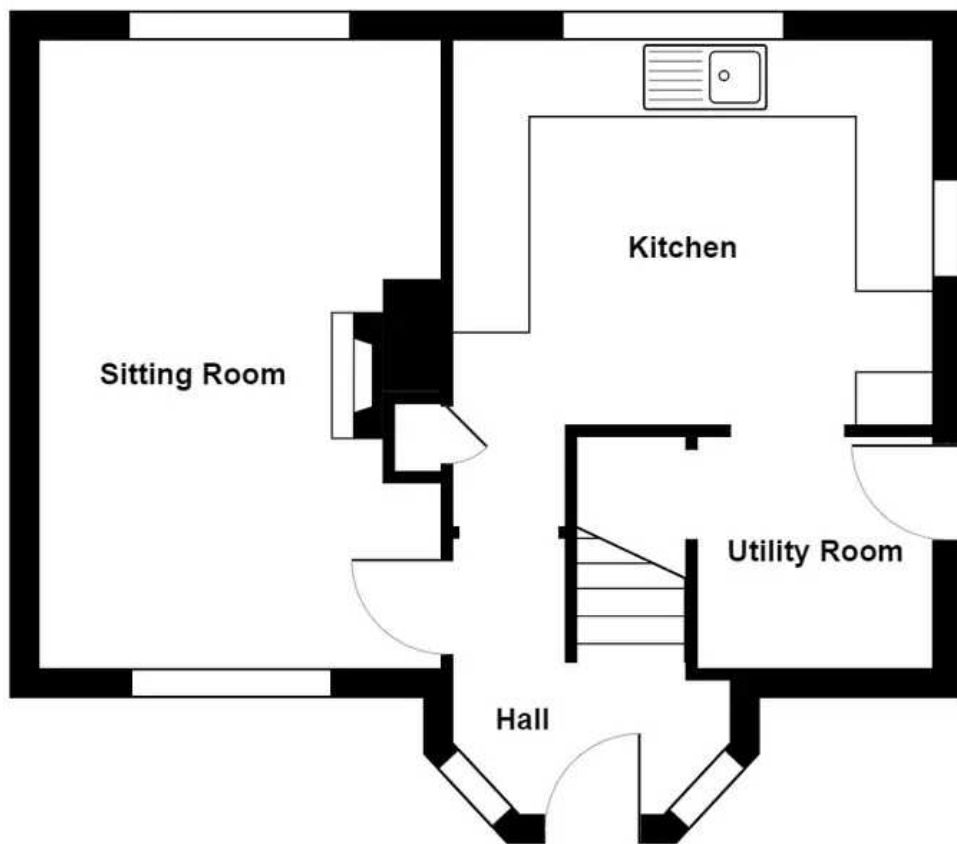
TENURE: FREEHOLD

DIRECTIONS

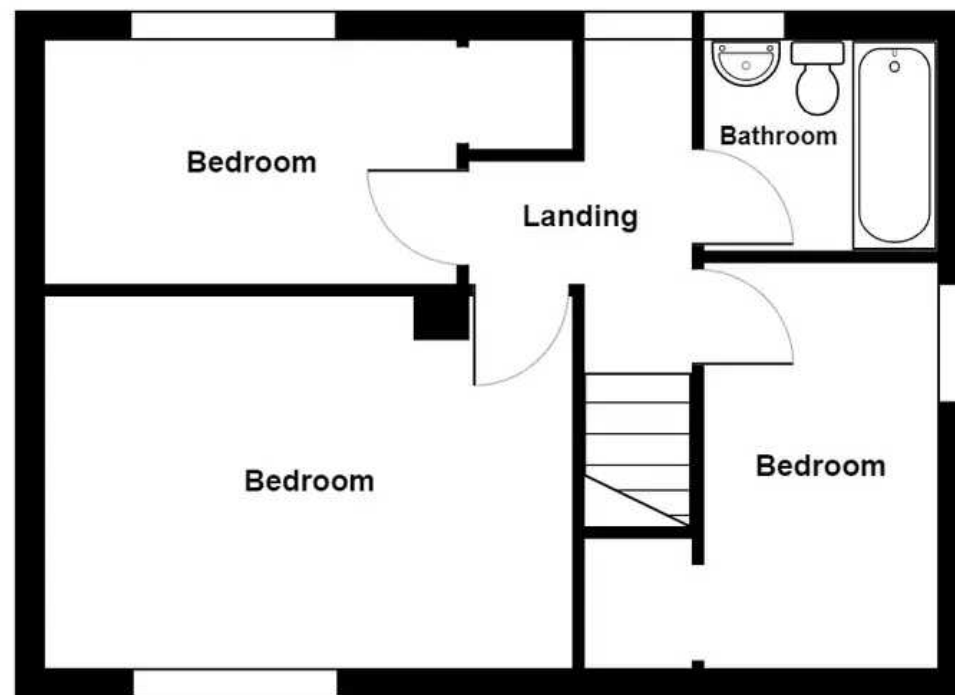
Travel south on the A6 to the centre of Milnthorpe, turn left at the traffic lights and then take the next left onto Haverflatts Lane followed by a second left onto Ryleyfield Road where number 16 is located on the left.

WHAT3WORDS: brothers.celebrate.tend





Ground Floor



First Floor

16 Ryley Field Road, Milnthorpe

Total Area: 73.5 m² ... 791 ft²



For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk



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