

Milnthorpe

£375,000

52 Church Street, Milnthorpe, LA7 7DZ

Situated on an elevated plot in the popular market town of Milnthorpe, 52 Church Street stands as the perfect family abode. Having been thoughtfully extended and designed by its current owners, this residence offers a wealth of living space. Discover four inviting bedrooms, a generously sized living room, dedicated office space, a tastefully designed kitchen with an adjacent dining area, a convenient utility room, downstairs toilet, and an ensuite to the master bedroom. With its flawless presentation and prime location, this home awaits its new owners.

Quick Overview

Four Bedroom Semi Detached Home
Well Presented Through Out
Parking and Garage
Kitchen Dining Room with Separate Utility
Perfect Family Home
Close to Local Amenities and Well Regarded
Schools
Home Office
Downstairs W.C. and Ensuite to Bedroom One
Beautiful Front and Rear Gardens
Ultrafast 1000 Mbps Broadband Available*



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Ultrafast
Broadband



Off Street Parking
& Garage

Property Reference: AR2575



Entrance Hall



Living Room



Living Room



Kitchen

Location Milnthorpe is a charming Market Town nestled in the southern region of Cumbria. Situated near the stunning Lake District, Milnthorpe enjoys picturesque surroundings with easy access to breath taking natural landscapes and outdoor recreational activities.

The Town itself boasts a quaint atmosphere, with historic architecture, primary and secondary schools, local shops, cafes, and amenities, providing residents with both convenience and tranquillity. Its location offers excellent transport links, with proximity to major roadways such as the M6 motorway, making it accessible to nearby towns and cities. With its idyllic setting and close-knit community, Milnthorpe epitomises rural living in the heart of Cumbria.

Property Overview Enter this impeccably presented family home, where spaciousness greets you and sets the tone for a delightful experience throughout.

The living room is tastefully adorned with charming wood flooring and enjoys an abundance of natural light from its front aspect views and two Velux windows. The addition of a focal log burner enhances the ambiance, creating a warm and inviting atmosphere perfect for cosy nights in. Next to the living area, a separate room offers versatility, providing the ideal space for a hobby room, home office, or playroom to suit your individual needs and preferences.

The kitchen exudes sleekness and style, featuring ample gloss floor and wall cabinets complemented by a sophisticated grey Quartz worktop and chrome handles. Equipped with a stainless-steel sink with a mixer tap and space for a free-standing fridge freezer and oven, the kitchen is finished with grey laminate flooring, combining functionality with elegance.

Flowing seamlessly from the kitchen is the bright and airy dining room, ideal for family gatherings and indoor-outdoor entertainment with its French doors, perfect for summer BBQs. An added convenience is the separate utility room, providing ample space for storing coats and muddy boots, along with plumbing for a washing machine and dryer.

Completing the ground floor is a modern downstairs toilet, featuring tiled flooring, white tile surrounds, a vanity sink, W.C, and stylish chrome finishes, adding both practicality and sophistication to the home.

Continue to the first floor, where the allure of this home unfolds with panoramic views from every vantage point, setting the stage for a remarkable experience. Discover four inviting bedrooms, each offering its own unique charm and comfort.



Kitchen



Dining Room



Study



Bedroom One



Bedroom Two



Bedroom Three

Bedroom one features built-in wardrobes and a stunning ensuite shower room, ensuring both functionality and indulgence. Bedrooms two and three provide ample space as generous doubles. Meanwhile, bedroom four offers a well-proportioned single room, versatile enough to accommodate various preferences and needs. Completing this floor is the family bathroom, adorned with pristine white tiles and fittings, exuding timeless elegance.

Outside & Parking Step outside and be greeted by the captivating exterior of this property. To the front, discover a low-maintenance tiered garden adorned with bark. Whilst meandering pathways lead around the property to a landscaped patio. The rear garden is a picturesque oasis, meticulously landscaped to perfection. A beautifully manicured artificial lawn sets the stage for outdoor enjoyment, while a spacious decked area provides the ideal spot for al fresco dining and entertaining. Ascend the steps to the rear of the property, where the detached garage awaits, complete with power and light, providing both practicality and convenience for your everyday needs.

Directions From Milnthorpe centre traffic lights proceed up the A6 (Church Street) towards Heversham. Continue past the turning for St. Anthony's Hill on your right and take the next immediate right, follow the road up the hill and round where you will find the rear of 52 Church Street which has ample off street parking and a garage.

What3Words [///cultivation.com/posts.taskbar](https://cultivation.com/posts/taskbar)

Accommodation with approximate dimensions

Living Room 19' 9" x 12' 8" (6.02m x 3.86m)

Kitchen 12' 1" x 7' 1" (3.68m x 2.16m)

Dining Room 10' 4" x 9' 6" (3.15m x 2.9m)

Study 7' 4" x 6' 9" (2.24m x 2.06m)

Utility Room 8' 11" x 5' 9" (2.72m x 1.75m)

Bedroom One 10' 5" x 9' 7" (3.18m x 2.92m)

Bedroom Two 12' x 11' 1" (3.66m x 3.38m)

Bedroom Three 11' 9" x 7' 11" (3.58m x 2.41m)

Bedroom Four 8' 8" x 8' 1" (2.64m x 2.46m)

Bathroom 6' 1" x 5' 6" (1.85m x 1.68m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band D - Westmorland & Furness Council.

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

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



Bedroom Four



Bathroom



Parking and Garage



Rear Garden

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.



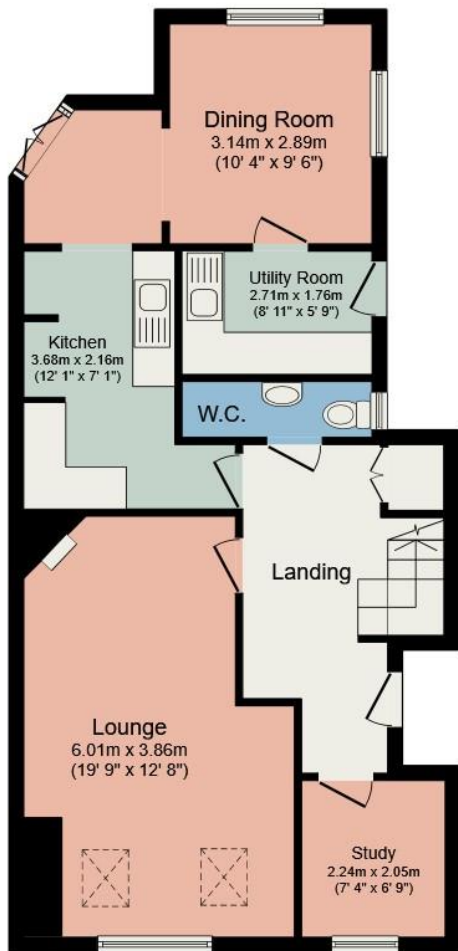
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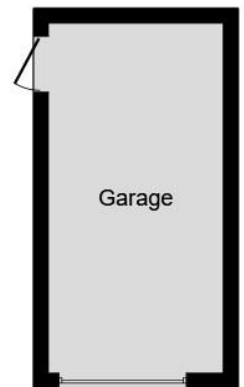
Church Street, Milnthorpe



Ground Floor



First Floor



Garage

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