



Crooklands

£248,000

2 School Houses, Crooklands, Milnthorpe, LA7 7NR

Situated within the village of Crooklands, enter into this traditional mid-terrace home and appreciate its warm welcome, presenting character and charm throughout. Positioned in an idyllic setting with rolling countryside views from each window.

Quick Overview

Charming Mid Terraced Home

Close Access to the M6 & Transport Links

Countryside Views

Generous Divorced Garden

Off Street Parking Available

Ideal Home for a Range of Buyers

Ultrafast Broadband Available



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Ultrafast
Broadband



Off Road
Parking

Property Reference: KL3581



Living/Dining Room



Living/Dining Room



Kitchen



Garden

Description

Step into the entrance porch where there is space for hanging coats and storing shoes. Firstly, you are welcomed into the living room with a front aspect window and a focal fireplace with an open fire for those cooler evenings, as well as space for a dining table to enjoy meals with family. There are also stairs leading to the first floor, and steps down into the kitchen.

The kitchen comprises base units with complementary work tops, a sink and drainer and space for undercounter appliances. A door opens into the rear yard with space for storing bins and shared access for neighbouring properties, and a path leading to the divorced garden.

Follow the stairs to the first floor where you will find the sleeping accommodation and bathroom. Both bedrooms enjoy space for a double bed and additional furniture to suit, with bedroom two taking advantage of the views to the rear aspect. Finally, the bathroom is a three piece suite, comprising a bath with shower over, pedestal sink, W.C. and heated towel rail with part tiled walls to finish.

Externally, the property boasts a large divorced garden, accessed via a shared pathway. Laid to lawn, the garden boasts views extending to the rear and ample space for outdoor furniture, and ideal for gardening enthusiasts.

Accommodation with approximate dimensions:

Living/Dining Room 21' 4" x 11' 6" (6.5m x 3.51m)

Kitchen 11' 6" x 7' 7" (3.51m x 2.31m)

Bedroom One 11' 6" x 9' 10" (3.51m x 3m)

Bedroom Two 11' 6" x 8' 10" (3.51m x 2.69m)

Property Information

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Band C.

Services

Mains water and electricity. Electric storage heating. Shared septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Energy Performance Certificate

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

What3Words

///playroom.majors.jigsaw

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

Rights & Restrictions

Please note there is shared access to the rear to provide access to the divorced gardens.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom One



Bathroom



Surroundings

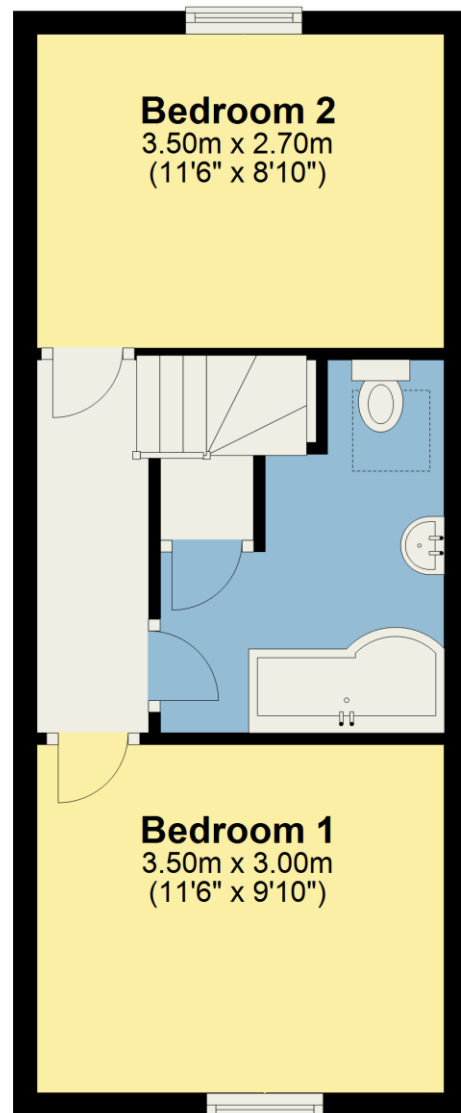
Ground Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 64.6 sq. metres (695.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

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