HACKNEY & LEIGH

Ambleside

£435,000

6 Millans Park, Ambleside, Cumbria, LA22 9AG

6 Millans Park is situated in the very heart of Ambleside village in the Lake District National Park. This spacious five bedroom traditional Lakeland slate property with a kitchen, living room, utility room, two shower rooms and five bedrooms would make a superb home, second home or holiday let (subject to change of use).

It is currently in use as a House of Multiple Occupancy, and operates as an in demand student let, and would require change of use to become a residential property. With superb fell walks from the door step this house would certainly suit any keen walkers!

Quick Overview

- Traditional Lakeland terraced house
- 5 comfortable bedrooms
- 2 Shower rooms
- Original features intact
- Close to village amenities of Ambleside
- Walks from the doorstep
- On street parking
- Currently in use as a HMO
- No chain
- Superfast Broadband available

Property Reference: AM4180

5 | 2 | 1 | EPC | *Superfast Broadband Available* | *On Road Parking*

Lounge

Lounge

Kitchen

Bedroom 5

Approaching Number 6 on the path up to the front door, you will head in to the light and airy living room; with original sash window allowing natural light to flood in, the room has an open fireplace with an attractive surround and is a comfortable room in which to relax.

The spacious kitchen has a range of modern wall and base units, integrated appliances include a double fridge, electric oven and four ring electric hob with extractor over. The worktops incorporate a stainless steel sink and drainer with mixer tap.

Leading on from the kitchen you will reach the utility room which is just perfect for hanging coats and kicking off dirty boots after a day roaming in the fells. The gas boiler is housed in here and there is space and plumbing for a washing machine; a glazed door gives access to the rear yard.

You will find a useful shower room off the utility room too with a shower cubicle, WC, wash hand basin and towel radiator. The room is partly tiled and has a window to the rear.

Heading up to the first floor you will find two comfortable bedrooms.

Bedroom one is a single room with sash window and views over the rooftop.

Bedroom two is a double room with original feature fire place and a view to the front of the property.

The second shower room can be found on this floor and comprises of a shower cubicle, WC, wash hand basin, towel radiator and extractor fan. The room is partly tiled and has a window to the rear.

To the top of the house and second floor, you have two more double bedrooms, one having views over to Loughrigg and the other having views to the front of Millans Park .

The fifth bedroom, a double room is located in the basement down the stairs from the living room. A versatile room which could be kept as a bedroom, or turned into snug, cinema room or indeed a home office.

Outside at 6 Millans Park to the rear is a small yard, whilst the front has a slate path and gravel rockery.

Accommodation (with approximate measurements)

Living Room 10' 5" x 12' 0" (3.18m x 3.67m)

Kitchen 12' x 12' (3.65m x 3.67m)

Utility Room

Shower Room

Bedroom One 10' x 7' 5" (3.05m x 2.25m)

Bedroom Two 10' 4" x 12' (3.16m x 3.67m)

Shower Room

Bedroom Three 10' 4" x 13' (3.15m x 3.96m)

Bedroom Four 11' 5" x 12' (3.47m x 3.67m)

Basement Bedroom Five / Snug 13' 2" x 12' 1" (4.02m x 3.68m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services The property is connected to mains gas, electricity, water and drainage.

Mobile Services Likely service from O2, Vodafone, Three and EE.

Broadband Superfast broadband available - Openreach Network.

Council Tax Westmorland and Furness District Council - Band D.

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

Directions Millans Park can be approached by road from the south via Rothay Road which leads onto Compston Road. Following the one way system, and turn left immediately before Zeffirelli's Cinema and then second left onto Millans Park. Again, follow the one way system around Millans Park and this superb property can be found on the left hand side shortly before rejoining the two way section of the road.

The property can also be reached on foot from our office by simply turning right next to the Climbers Shop then bearing right again onto Millans Park, where the property is found a short way along on the right hand side. There is road side parking on Millans Park where there is a residents car parking scheme as well as one hour short stays parking.

What3words ///districts.nerves.imagined

Viewings Strictly by appointment with Hackney & Leigh.

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).

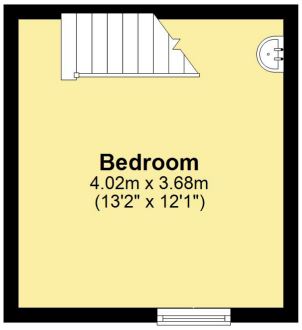
Bedroom 1

Bedroom 2

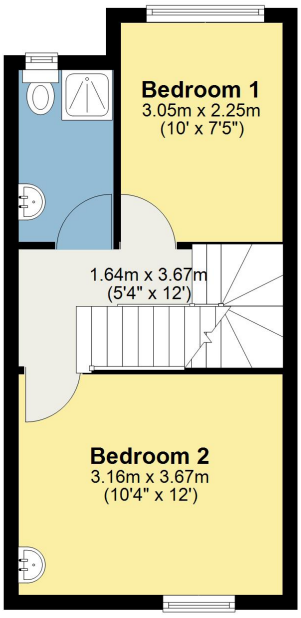
Bedroom 4

Bedroom 3

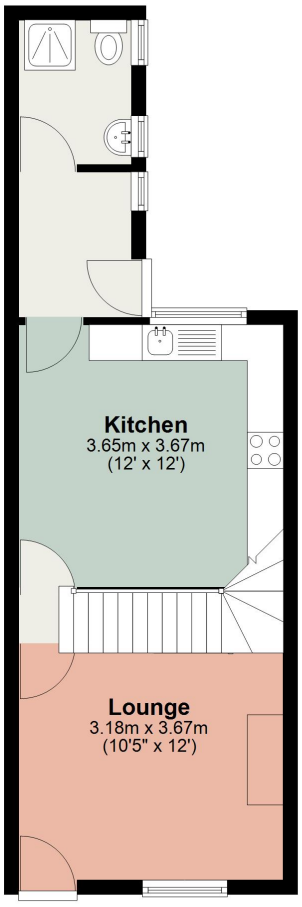
Basement
Approx. 14.8 sq. metres (159.2 sq. feet)



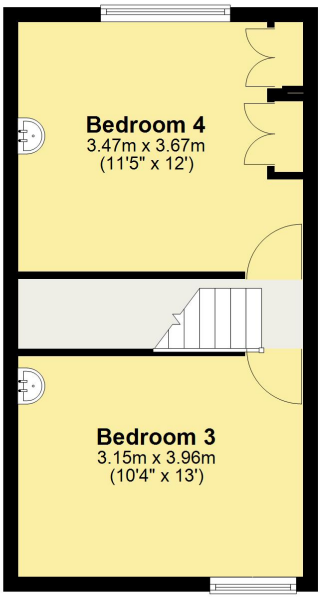
First Floor
Approx. 28.6 sq. metres (307.8 sq. feet)



Ground Floor
Approx. 35.2 sq. metres (378.7 sq. feet)



Second Floor
Approx. 29.8 sq. metres (321.2 sq. feet)



Total area: approx. 108.4 sq. metres (1167.0 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.

6 Millans Park, Ambleside

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