11 Nuns Avenue, Carr Bank, Cumbria, LA7 7JX

A two bedroom semi-detached bungalow in need of some modernisation but benefiting from a peaceful cul-de-sac location set between Milnthorpe and Arnside. The property boasts front and rear gardens, undercroft storage and a detached garage.

£169,500
11 Nuns Avenue is a two bedroom semi-detached true bungalow situated in Carr Bank providing easy access to the popular coastal resort of Arnside and the market town of Milnthorpe. The property does require some modernisation throughout but presents an opportunity for buyers of all ages to create a bespoke home in a peaceful cul de sac location.

11 Nuns Avenue is approached from the front by a path along the low maintenance front garden to a side entrance porch. Internally the property features a hallway with access to a lounge diner, kitchen with pantry, two bedrooms and a shower room, as well as a rear porch with storage area. There is also an undercroft for storage with an external entrance. The property benefits from a sunny, south facing rear garden with lawn and planted borders. The rear garden gate leads down a footpath to a single garage situated in a separate block. There is also a separate small area of natural woodland opposite the property and ample parking on the private road.

This is an opportunity to purchase a two bedroom semi-detached bungalow in a popular location providing potential to finish to desired standards. Early viewing is highly recommended and arranged via the agents.

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DIRECTIONS
From Milnthorpe proceed past Sandside and over the bridge before taking a left hand turn into Carr Bank alongside the Garden Centre. Take the next left hand turn into Nuns Avenue and follow the road round to the right where number 11 is situated on your right hand side.

ACCOMMODATION
The property is approached from the front via a gate and pathway leading alongside the front garden to the side porch with front door. The porch has a single glazed window to the side and further doorway opening into the entrance hall.

ENTRANCE HALL
The hallway provides access to the lounge diner, two bedrooms and a bathroom. There is a loft hatch in the ceiling providing access to a well proportioned storage space.

LOUNGE DINNER
11'6" (3.52 m) x 13'3" (4.05 m) plus bay recess
A well proportioned reception space featuring a curved double glazed bay window to the front looking out onto a wooded area opposite. The room features an electric fire placed on the marble hearth and fire surround of the open fireplace.
The room has television, telephone, light and power points and storage heater, along with papered décor and decorative coving to the ceiling with doorway leading into the kitchen.

**KITCHEN**

8'7" (2.63 m) x 9'3" (2.83 m)
A well proportioned workspace featuring two separate single surfaces either side of the room finished with fitted storage units. The surface contains a stainless steel single sink and double drainer situated next to a secondary glazed window to the rear. There is splashback tiling to both surfaces along with recess space for a fridge, washing machine and cooker.

The kitchen also provides access to a pantry with fitted shelving and a single glazed window and the separate rear porch with additional storage and further door to the rear garden.

The room has a wall mounted fan heater, power points, and an electric cooker socket.

**BEDROOM ONE**

12'4" (3.76 m) x 9'11" (3.04 m)
A good sized master double bedroom with double glazed window looking over the front garden to the woodland opposite. The bedroom has telephone, power points, lighting and a wall mounted fan heater as well as an electric storage radiator, papered décor and decorative coving.

**BEDROOM TWO**

8'4" (2.56 m) x 9'5" (2.87 m)
A second double bedroom or single room with double glazed window looking out onto the rear garden.

The room features a storage radiator and papered decor along with television, light and power points.

**SHOWER ROOM**

6'2" (1.90 m) x 9'3" (2.83 m)
Comprises a three piece suite which includes a shower cubicle with folding shower screen and a wall mounted electric Mira Zest power shower. There is also a WC and vanity wash hand basin with fitted storage. The room has full height tiling to the shower and two walls, and half tiling along one wall. There is a double glazed window to the rear, electric heated towel rail, wall mounted fan heater and access to a large airing cupboard with hot water cylinder and cold water tank above.

**EXTERNALLY**

11 Nuns Avenue is approached from the front via a gate and tarmaced pathway leading along a low maintenance garden which includes a lawn and planted borders.

To the rear of the property is a further shaped lawn surrounded with planted borders and a vegetable plot and a back gate to a pathway leading to the single garage.

There is also access to the side of the property into an undercroft storage space with a light and power points.

The property also benefits from a small separate area of woodland garden situated opposite the property and there is space for further parking.

**TENURE**

Freehold
Additional information and viewing
Council Tax Band: C
Local authority: South Lakeland District Council
EPC Rating = E

Viewing strictly by appointment with Poole Townsend.
Barrow (01229) 811811
Dalton (01229) 467565
Ulverston (01229) 588111
Grange (015395) 33316
Milnthorpe (015395) 62044
Kendal (01539) 734455
www.pooletownsend.co.uk

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Prospective purchasers should therefore undertake their own investigation/survey.
The Agents endeavour to make their sales details correct, however, intending purchasers and their conveyancers should satisfy themselves by inspection or otherwise as to their accuracy, especially where statements have been made by the Agents to the effect that the information has not been verified.
PLEASE CONTACT THE AGENTS BEFORE TRAVELLING ANY DISTANCE OR VIEWING PROPERTIES TO CHECK AVAILABILITY AND CONFIRM ANY POINT WHICH MAY BE OF PARTICULAR IMPORTANCE.

Please note that the room measurements within this set of Sales Particulars have been taken and recorded using a laser measuring device and therefore may be some distortion with regards to the readings.
We do not guarantee the accuracy of the measurements.

YOUR MORTGAGE ARRANGEMENTS
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