



**poole townsend**  
LEGAL | PROPERTY | FINANCIAL

**Selwyn, Green Lane, Storth, Milnthorpe,  
Cumbria, LA7 7HU**

**PRICE £258,000**



**Garage and  
Driveway  
Parking**

A delightful and well proportioned detached true bungalow centrally located within the popular village of Storth. The property has been sympathetically extended and tastefully decorated throughout and benefits from an attractive low maintenance garden. An ideal property for couples and those looking to retire.



## Kitchen



### DIRECTIONS

From our offices in Milnthorpe, continue past the Ship Inn public house and take the next left-hand turn into Storth. Proceed through the village and at the junction with the memorial garden bear right into Green Lane. Proceed down the lane where you will find the property on the right hand side, just after the turning into The Pasture.

### LOCATION

Centrally located, the property boasts a peaceful setting within the picturesque village of Storth. The property provides easy access on foot to Storth C of E primary school, the village shop and picturesque scenic walks. The market town of Milnthorpe and the popular coastal resort of Arnsdale for mainline commuter rail links to Manchester airport and London Euston are a short drive away.

### DESCRIPTION

Selwyn is a delightful true bungalow which is situated on a well proportioned plot in a quiet and peaceful location of Storth village. The property has been sympathetically extended and upgraded to provide an ideal property for couples and those looking to retire.

The property can be approached from Green Lane through the gated front garden.

Stone steps lead up past the low maintenance rockery garden with mature planted shrubs and bushes to the front door. Alternatively, the property can be approached via The Pasture which leads to off road driveway parking for two vehicles extending to the large detached garage.

The lounge is located at the front and has been sympathetically extended to provide a spacious reception space with views and access onto the front garden. A multi fuel burner set on a slate hearth within the chimney breast creates a focal point to the room. There are additional storage heaters within the property.

The kitchen diner has also been extended to create a delightful dining and entertaining space. The kitchen has been fitted with a range of base units to one side and a complimentary work surface over. Fitted within the surface is a one and a half sink drainer with mixer tap and four ring electric hob. Fitted within the units is an electric oven/grill and there is recess space for a microwave, fridge freezer, dishwasher and plumbing for a washing machine.

The two bedrooms and bathroom are accessed off the kitchen diner. The master bedroom overlooks the rear garden and provides spacious double proportions to allow space for a range of bedroom furniture. The second bedroom provides an L-shaped room which can accommodate a double or twin beds.

The bathroom has been fitted with a white three-piece suite to include a bath with wall mounted electric shower attachment over, WC and pedestal wash hand basin surrounded by splash back tiling. There is a heated towel rail.

Outside, the rear garden has been landscaped into two areas, a lawn garden extending to a flagged patio seating area with planted flower bed borders and a low maintenance gravelled area with hard standing providing space for table and chairs.

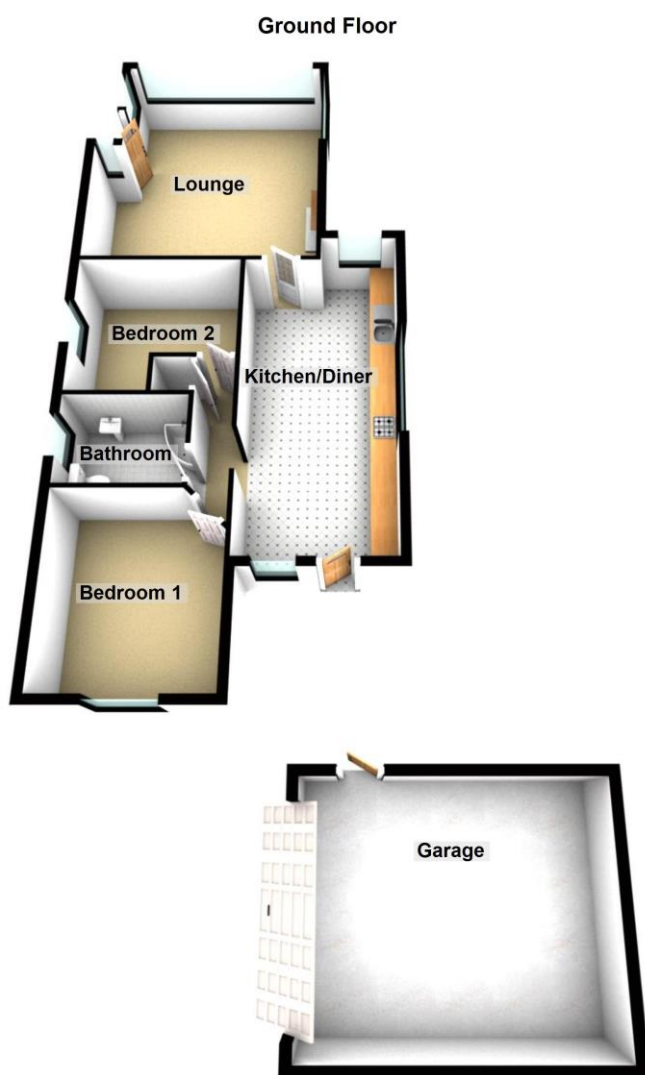
**TENURE**  
Freehold

### What we love about the property...

"The peaceful and quiet setting of this property and low maintenance garden will appeal to couples and those looking to retire."







## ROOM DIMENSIONS

### Lounge

14'5" (4.41 m) X 16'10" (5.14 m)  
maximum measurements

### Kitchen

10'2" (3.11 m) X 21'3" (6.50 m)

### Bedroom One

10'10" (3.11 m) X 12'8" (3.86 m)  
maximum measurements

### Bedroom Two

11'3" (3.44 m) X 10'10" (3.07 m)

### Bathroom

8'1" (2.48 m) X 6'1" (1.88 m)

### Garage

13'10" (4.22 m) X 16'11" (5.17 m)

Barrow 01229 811811 • Dalton 01229 467565 • Ulverston 01229 588111 • Grange 015395 33316 • Kendal 01539 734455 • Milnthorpe 015395 62044

## ADDITIONAL INFORMATION

Council Tax Band: C

Local authority: South Lakeland District Council

Services: Mains electric, water

EPC Rating = F

## WE ARE OPEN

Monday - Friday 9.00 - 5.00

Saturday 9.00 - 1.00

Sunday Closed

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**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Poole townsend are independent financial advisers authorised and regulated by the financial conduct authority. Authorised and regulated by the solicitors regulation authority no. 00076553.

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