



New Close, Storth, LA7 7HS

£389,950

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Introduction

Centrally located in this popular village, this detached bungalow style property is a perfect family home. Deceptive from the front, the accommodation has been extended and upgraded whilst still retaining a good sized garden. There is off road parking and a garage and the property is double glazed and centrally heated. The kitchen has integrated appliances and adjacent is the all important utility room and cloakroom/wc.

Storth is located on the Kent Estuary between Arnside and Milnthorpe. It has rail links from Arnside to Grange, Lancaster and Barrow and direct service to Manchester Airport. It is approximately 10 miles away to the M6 motorway at J36 or J35. There is a reputable primary school in the village and Dallam secondary school at Milnthorpe. A local post office and shop is situated in the heart of the village and a nearby pub at Sandside.





Accommodation

The attractive front garden with block driveway leads to the UPVC double glazed door and into:

ENTRANCE HALL

A welcoming entrance with a decorative UPVC double glazed front door and a UPVC double glazed window in the stairwell. Two ceiling lights, a radiator and a telephone point. Storage cupboard.

DINING ROOM

16' 0" x 11' 6" (4.88m x 3.51m)
Open plan to the lounge area with an exposed brick fire surround, a radiator and ceiling light.

LOUNGE

14' 8" x 13' 5" (4.47m x 4.09m)
UPVC double glazed sliding patio doors lead onto the patio and there is a high level UPVC double glazed window to the side. Radiator, ceiling light and a television aerial point. Attractive wood burner set across the corner with wood storage, slate hearth and display surfaces.

STUDY/BEDROOM

10' 1" x 7' 10" (3.07m x 2.39m)
The dual aspect UPVC double glazed windows make this a bright room. Ceiling light, radiator and telephone point.

KITCHEN

13' 8" x 8' 2" (4.17m x 2.49m)
Two UPVC double glazed windows face the front aspect. Fitted with an excellent range of base and wall units with pale worktops and under unit lighting. Integrated fridge and dishwasher along with an electric hob and oven. Eye level microwave, tiled splashbacks and a one and half bowl sink with drainer. Downlights to the ceiling and a radiator.

REAR PORCH

UPVC double glazed door leading to the side elevation. Ceiling light and wall mounted fuseboard.

UTILITY ROOM

UPVC double glazed window facing the rear. Worktops with plumbing for a washing machine and vent for a tumble dryer under. Radiator, ceiling light and wash hand basin.

CLOAKROOM/WC

Frosted UPVC double glazed window to the front. WC, wall mounted basin, ceiling light, radiator and extractor fan.

BEDROOM

10' 4" extending to 17' 8" x 10' 0" (3.15m extending to 5.38m x 3.05m)
UPVC double glazed French doors lead to the side aspect. Downlights to the ceiling light, television aerial point and a radiator.

ENSUITE

A modern three piece suite comprising vanity wash hand basin and concealed cistern wc and a larger shower cubicle. Heated ladder towel rail., downlights, extractor fan and slimline built in storage cupboards. Triton shower.

BEDROOM

12' 11" x 11' 5" (3.94m x 3.48m) inclusive
UPVC double glazed window to the rear. Extensive range of built in wardrobes with over bed storage and mirrored doors. Radiator, ceiling light and as television aerial point.

BEDROOM

9' 7" x 8' 3" (2.92m x 2.51m)
UPVC double glazed window to the front elevation. Having a television aerial point. radiator and a ceiling light.

LANDING

A skylight faces the rear aspect. Built in airing cupboard with shelving and heat bar. Ceiling light.

DEVELOPED LOFT ROOM

17' 2"/8' 2" x 24' 9"/13' 6" (5.24m/2.49m x 7.55m/4.14m)
A generous space with two Velux windows and a UPVC double glazed window to the rear with view over rooftops. Large built in cupboard, eaves storage and access to eaves/roof space. Some restricted head height.

BATHROOM

12' 8" x 7' 5" (3.86m x 2.26m) min
Velux window facing the rear aspect. White suite comprising bath with central aspect, wash and basin, wc and shower cubicle. Clever built in storage, downlights, extractor and heated ladder towel rail. Stylish tiling to the walls

EXTERNAL

The front garden has many flowering ornamental shrubs, with a central path and gate. There is off road parking and a single garage with roller door. The garage has electric, floor mounted boiler and water tap. There is further storage space within the roof space.

The rear garden has a terrace leading down to lawn area with rockery style beds and mature trees. There is a covered seating area with raised deck, ideal for barbecues.



General Information

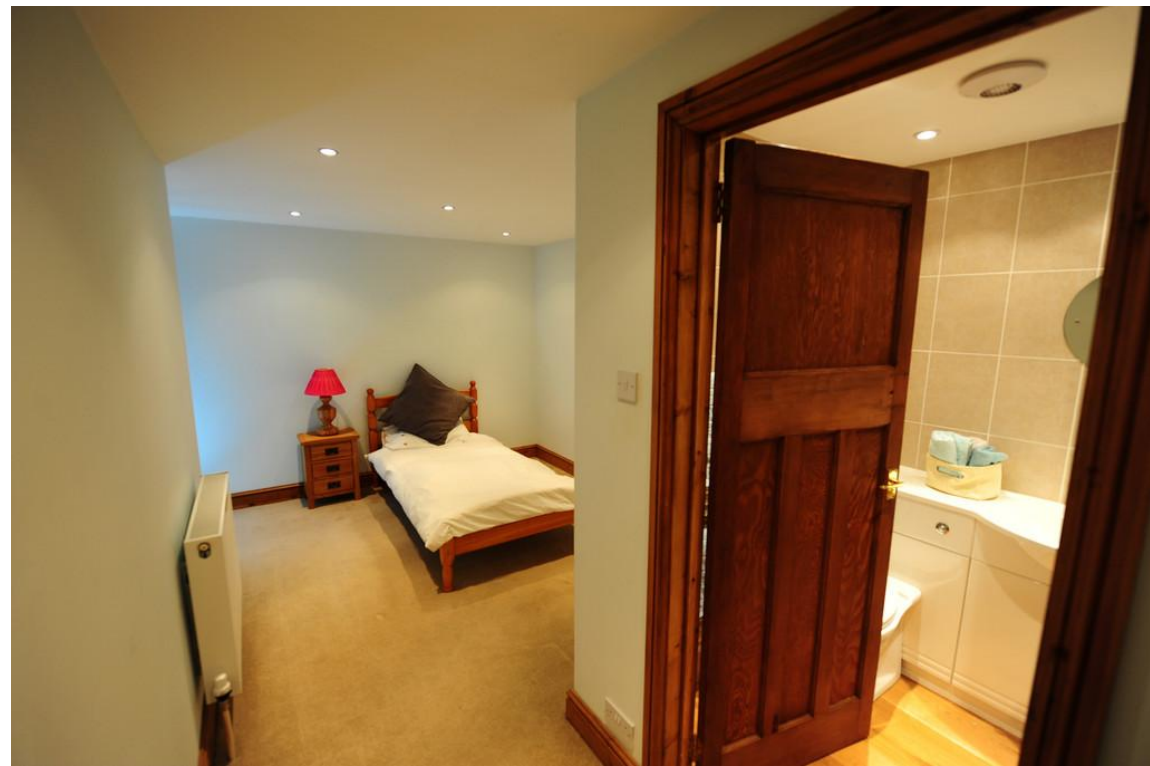
Mains Services Water, Drainage and Electric. Oil central heating.

Tenure: Freehold

Council Tax Band: E

EPC Grading: F

The property has recently been connected to the B4YS broadband. Aimed at bringing hyperfast broadband to the villages of Yealand, Silverdale & Storth specifically, B4YS is working under B4RN as a sub-project. The B4RN project is working to connect villages throughout North Lancashire and South Cumbria, through smaller parish projects.



Directions

From our offices in Milnthorpe, proceed to the traffic lights and continue straight over. Continue past Booths supermarket and Dallam Estate. Travelling through Sandside, go past The Ship pub on the corner and then take the next left into Storth. The property is located to the right hand side after the Village Hall



Buyers Notes



This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.

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