



Waters Edge, Sandside, Milnthorpe, LA7 7HN

£139,950

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Introduction

With open views over the bay to the Lakeland Fells beyond, this two bedroom first floor flat is larger than expected. Having two double bedrooms and a good sized lounge area, there is an open plan kitchen and dining area and a bathroom. Having modern UPVC double glazed windows, the property does require some modernisation but has the potential to be a great retirement property or second home. The communal spaces are well maintained and there is residents parking and garden area.

The location of the property is well suited for travel further into the Lakes, commuting via the M6 and further afield to the Yorkshire Dales. The everchanging Kent Estuary will interest keen wildlife watchers and has featured in the BBC's 'Autumnwatch' from Leighton Moss - just a short distance along the coast. Sandside is located on the estuary between Arnside village and the market town of Milnthorpe. There is a reputable primary school in Storth village and Dallam secondary school at Milnthorpe. A local post office is situated also located in Storth and there is a nearby pub at Sandside with further amenities available in Arnside and Milnthorpe



Accommodation

The communal maintained stairwell leads to the first floor. A glazed door leads into:

ENTRANCE VESTIBULE

Having hanging for coats, an internal door leads into the lounge.

LOUNGE

16' 6"/10' 9" x 15' 3"/9' 5" (5.03m/3.29m X 4.67m/2.88m)

A large UPVC double glazed window faces the front aspect with open outlook over the Kent Estuary towards Whitbarrow Scar and Lakeland Fells. Two storage heaters, television point and telephone point. Ceiling light and door to the rear hall and open access to the dining area.

KITCHEN AND DINING AREA

10' 9" x 8' 1" (3.28m x 2.46m)

A UPVC double glazed window faces the front elevation with an open outlook across the bay. Fitted with base and wall units with worktops and a sink unit. Ceiling light. Space for a fridge freezer and electric cooker and plumbing for a washing machine. Tiled splashbacks and space for a dining table.

INNER HALLWAY

A double cupboard houses the hot water cylinder and there is a further cupboard with shelving. Wall light.

BEDROOM

12' 1" x 9' 1" (3.68m x 2.77m)

A UPVC double glazed window overlooks the communal garden area to the rear of the development.

BEDROOM

12' 0" x 11' 0" (3.66m x 3.35m)

A UPVC double glazed window faces the rear aspect again overlooking the communal lawned gardens. Having an electric storage heater and a ceiling light.

BATHROOM

7' 0" x 5' 5" (2.13m x 1.65m)

Fitted with a blue suite comprising WC, pedestal wash hand basin and a bath with shower over. Fully tiled, there is a vanity light, extractor and ceiling light.

EXTERNAL

To the outside are maintained garden areas with well tended lawns and residents parking areas. To the rear of the development is a lovely garden with space for sitting out, flower borders and lawn.

Directions

From the traffic lights in Milnthorpe, proceed towards Arnside passing Booths supermarket and Dallam Tower. Continue past the small business park. Waters Edge is a development of flats to the left hand side with number 6 being in the first block.



General Information

Mains Services: Water, Electric and Drainage

Tenure: Leasehold. Management charges and ground rent apply, please ask for further details

Council Tax Band: C

EPC Grading: C

Buyers Notes



First Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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