

20 Chestnut Close,
Holme, LA6 1RX

£95,000

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lettings



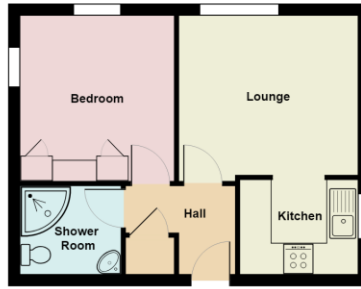
Situated on the ground floor with an outlook over maintained flower borders, this is the opportunity to purchase a one bedroomed flat. The easily managed accommodation is gas centrally and double glazed and has an updated kitchen and modern shower room. Ideal as a first time buy, rental investment or second home, the property also has the benefit of residents parking and well managed garden areas.

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Ground Floor

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

Accommodation

Approaching over the shared pathway to the wooden front door and into:

ENTRANCE HALL

Having a radiator, ceiling light and good sized storage cupboard.

LOUNGE

11' 4" x 10' 3" (3.45m x 3.12m)

A double glazed window faces the front aspect with pleasant outlook. An open archway leads to the kitchen and there is a radiator and ceiling light. Television aerial point and a telephone point.

KITCHEN

7' 6" x 6' 0" (2.29m x 1.83m)

A double glazed window faces the side elevation. Fitted with mid oak style base and wall units with dark shaded worktops and tiled splashbacks. Gas hob with stainless steel extractor canopy over, electric oven and space for a fridge. Plumbing for a washing machine, one and a half bowl sink with drainer and a ceiling light. Wall mounted Worcester boiler.

BEDROOM

10' 8" x 9' 10" (3.25m x 3m)

Double glazed window to the front aspect. Two single built in wardrobes with central storage and dressing table area. Radiator and ceiling light.

SHOWER ROOM

6' 5" x 5' 6" (1.96m x 1.68m)

Recently remodelled, the shower room has a generous quadrant shower cubicle, WC and corner vanity wash hand basin. Fully tiled, there is an extractor, ceiling light and a heated chrome towel rail. Three glass fronted cabinets are included.

EXTERNAL

Surrounding the development are well managed and tended communal gardens. Planted with flowering shrubs and mature perennials, there is also residents parking.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage

Tenure: Leasehold. Management Charges and Ground Rent fee apply. Please ask for further details.

Council Tax Band: A

EPC Grading: C

The village of Holme is conveniently placed for access to the M6 at Junctions 35 & 36. Equally Kendal and Lancaster are located only a short drive away and The Lakes approximately 20 miles away. The property is convenient for the centre of Holme village which proves popular with a wide range of buyers. It boasts open countryside on the doorstep, but has a post office, primary school, sports field, village hall and pub close by and on a reliable bus route to Milnthorpe, Kendal and Lancaster.

Directions

From our offices in Milnthorpe, proceed towards Ackenthwaite and at the roundabout for Dallam School, turn right. Proceed through Whassett into Holme Village. Turn left onto North Road and continue past the Primary School and Pear Tree Park. Located towards the end of North Road on the right hand side is the turning for Chestnut Close. Turn in and follow the driveway to the right. The property is located the left hand side.

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