

12 Bela Forge, Park Road,
Milnthorpe, LA7 7RE

£99,999

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Located on the ground floor with a patio area to the rear and allocated parking space to the front, this one bedroom flat is an ideal first time buy. The property is offered for sale at 95.5% of current market value as part of South Lakeland District council's affordable housing scheme. The local connection and housing need criteria have been temporarily lifted for this sale and will re-apply on purchase.

Westmorland House, The Square, Milnthorpe, LA7 7QJ

Telephone. 01539 564600 Email.
milnthorpeproperty@milnemoser.co.uk
www.milnemoser.co.uk



Ground Floor

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

Milnthorpe is a semi rural village with a thriving community and of interest to those wanting countryside, seashore and wildlife on their doorstep. Conveniently placed for easy access onto the M6 motorway from junctions 36 or 35 and into the Barrow peninsular. This property is within easy distance of the village Square with the market, schools, nursery, shops.

From the communal entrance a wooden front door leads into:

ENTRANCE HALL

Having a large walk in cupboard with a light and hot water cylinder. Ceiling light and doors to all accommodation.

LOUNGE

12' 6" x 11' 3" (3.81m x 3.43m)

Sliding patio doors to the rear elevation. Laminate style flooring, a ceiling light and an electric storage heater.

KITCHEN/DINER

10' 10" x 9' 6" (3.3m x 2.9m)

UPVC double glazed window to the rear aspect. Fitted with white base and wall units with marble effect worktops and stainless steel sink with drainer. Space for an electric cooker with canopy over, space for a fridge/freezer and plumbing for a washing machine. Electric storage heater and a ceiling light.

BEDROOM

11' 4" x 9' 1" (3.45m x 2.77m)

A UPVC double glazed window faces the front aspect overlooking the development. Laminate flooring, a ceiling light and wall mounted electric heater.

BATHROOM

7' 11" x 6' 3" (2.41m x 1.91m)

Frosted UPVC double glazed window to the front aspect. Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and a WC. Wall mounted electric heater and a ceiling light.

EXTERNAL

To the front of the property is an allocated parking space with visitors spaces at the end of the development. To the rear is a compact private patio space with mature clematis climbing over the rear fence. Bounded by trees, the playing field and a small beck the patio has space for furniture and for a washing line.

GENERAL INFORMATION

Mains Services: Water, Electric and Drainage

Tenure: Leasehold.

Available at 95.5% of current market value as part of South Lakeland District council's affordable housing scheme. The property is subject to a Local connection criteria however this has been lifted for a new purchaser. Please do note it would be re-imposed when the next purchaser came to sell. Please do ask for further details.

Council Tax Band: A

EPC Grading: D

Directions

From our offices in The Square, proceed straight across at the traffic lights onto Park Road. Continue past Booths and the football pitch, turning left into Bela Forge. The property is located to the left hand side half way along.

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