

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

£95,000 (95.39% of Full Market Value)

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With open views over playing fields and countryside, this first floor flat is an ideal first time buy. Located on a small development designed for local buyers, there is residents and visitors parking spaces and the development is well located for the village amenities. There are modern styles of décor throughout the flat with a stylish four piece bathroom, UPVC double glazing and modern controllable electric heaters. Available at 95.39% of the full market value, a viewing is highly recommended.

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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.

A shared staircase and walk way leads to the private front door and into:

ENTRANCE HALL

Having a large built in cupboard (with light and shelving), a ceiling light and doors to all accommodation.

LOUNGE

12' 6" x 11' 4" (3.81m x 3.45m)

A UPVC double glazed window faces the rear aspect with view onto the playing fields. Wall mounted electric heater, a ceiling light and television aerial point.

KITCHEN/DINER

10' 9" x 8' 9" (3.28m x 2.67m)

A UPVC double glazed window faces the rear elevation with lovely view. Fitted with light grey base and wall units with pale worktops and a stainless steel sink with drainer. Electric hob with canopy over, an electric oven and space for an upright fridge freezer. Plumbing for a washing machine, a ceiling light and wall mounted electric heater. Ample space for a dining table.

BEDROOM

11' 5" x 8' 5" (3.48m x 2.57m)

UPVC double glazed window to the front elevation. Electric panel heater and a ceiling light.

BATHROOM

Remodelled in recent years to now have a stylish four piece suite comprising shower cubicle with Mira shower and pvc cladding, a pedestal wash hand basin, WC and bath with mixer over. Ceiling light, extractor and tiling to the walls. Electric towel heater

EXTERNAL

The block has a stairwell incorporating balcony areas. There are allocated parking spaces for each flat along with visitors parking for the development to the side/rear.

GENERAL INFORMATION

Mains Services: Water, Electric and Drainage

Tenure: Leasehold. Available at 95.39% of Full Market Value and subject to Local Connection Requirements, please ask for further details.

Council Tax Band: A

EPC Grading: C

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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