

3 Bela Forge, Park Road,
Milnthorpe, LA7 7RE
£69,600 87% of Full Market Value

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Located on the first floor, this one bedroom flat is a great project for a first time buyer. Requiring works of improvement throughout, the property is offered for sale at 87% of the full market value as part of South Lakeland District council's affordable housing scheme. There is an open plan lounge kitchen, a double bedroom and modern shower/wet room. Externally the property has a single garage directly below - a real bonus to the flat. Available with no onward chain, the property is available to local buyers only and full details can be obtained from our office.

Westmorland House, The Square, Milnthorpe, LA7 7QJ

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1st Floor

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

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.

The shared wooden front door leads into a stairwell with private front doors leading to each flat.

HALL

With doors to all accommodation, there is a ceiling light, storage heater and access to the loft. Walk in cupboard with hot water cylinder, shelving and light.

OPEN PLAN LOUNGE KITCHEN

19' 7" x 8' 9" (5.97m x 2.67m)

Double glazed window facing the front and rear aspects. Velux rooflight. The kitchen area is fitted with white base and wall units. Space for a cooker and fridge freezer and plumbing for washing machine. Extractor. Two ceiling lights, a storage heater, television aerial cabling and point.

BEDROOM

10' 0" x 9' 0" (3.05m x 2.74m)

A double glazed window faces the front elevation. Wall mounted electric heater and a ceiling light.

SHOWER/WET ROOM

Frosted double glazed window to the rear elevation. A modern suite comprising WC, pedestal wash hand basin and walk in shower/wet area. PVC clad walls and a ceiling light.

EXTERNAL

To the left of the shared front door is a single garage with up and over door.

GENERAL INFORMATION

Mains Services: Water, Electric and Drainage

Tenure: Freehold. Offered at 87% of full market value. Local Connection and Affordability criteria apply – please ask for details.

Council Tax Band: A

EPC Grading: D

Please note the vendors/executors of this property are Milne Moser Solicitors

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 in the first block on the left hand side.

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