



Carr Bank

£270,000

2 Nuns Avenue
Carr Bank
Milnthorpe
Cumbria
LA7 7JX

A stunning three bedroom semi detached house in the popular village of Carr Bank close to Arnside. This welcoming family home has stylish décor to compliment the traditional features and views towards the Kent Estuary. The garden areas have been landscaped and there is the further advantage of a garage with power, log store and parking to the front.

Property Ref: AR2391

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Kitchen Diner



Bedroom One



Bedroom Two

Location From Hackney & Leigh's Amside office proceed along Station Road, turn left under the railway bridge and follow this road, bearing right at Carr Bank Nursery. Take the next left onto Nuns Avenue and number 2 is on the right.

Front Porch As you enter the property you are welcomed by a spacious front porch with an ornate window and a stone flagged floor. Leading into the entrance hallway, giving access to the

Living Room 12' 1" x 12' 0" (3.68m x 3.66m) A neutral and bright space featuring a double glazed bay window, multifuel stove on a slate hearth, wooden flooring and radiator.

Kitchen 13' 1" x 6' 5" (3.99m x 1.96m) A beautiful, contemporary kitchen; fitted with a range of wall and base units complementary work tops and tiled splash back and Belfast sink with mixer tap over. Breakfast bar with undercounter storage, range oven and gas four ring hob. Double glazed window to the side aspect and stone floor.

Dining Room 12' 0" x 11' 6" (3.66m x 3.51m) with feature wood burner and slate hearth and timber mantle. Patio doors leading to the garden and double radiator

Downstairs WC Tiled space containing a two piece suite inclusive of WC and sink, with underneath storage.

Utility Room/Rear Porch A bright room, lit with natural light from the double glazed windows. Features stone flooring and a pantry cupboard which has light and power.

Landing Accessed by a wooden, carpeted staircase and featuring a ceiling loft hatch, loft is partially boarded.

Bedroom One 12' 1" x 10' 8" (3.68m x 3.25m) Spacious double



Living Room

bedroom glazed window to front aspect, ceiling light point, storage cupboard and radiator

Bedroom Two 12' 1" x 10' 11" (3.68m x 3.33m) Featuring a wooden panelled chimney breast, double glazed bay windows and beautiful views toward the Kent Estuary, with carpet and radiator.

Bedroom Three 7' 6" x 7' 7" (2.29m x 2.31m) Currently used as an office space, with views towards the Kent Estuary, wooden flooring and radiator.

Bathroom Modern white four piece suite. Inclusive of a corner bath, corner walk in shower, sink and WC. The room is tiled with vinyl flooring and fitted with a heated towel rail.

Outside The front and back gardens present beautifully lawned areas surrounded by mature shrubs and flower borders. Flagged borders compliment a lit decking area, ideal for table and chairs. Gravelled area, wooden fences and storage boxes.

Garage and Parking with shelving and including wood store to the rear. Light and power. To the side of the garage a large piece of land that could be used to extend the existing garage or use as extra parking. Additional parking for up to 2 cars is located at the front of the house on the private road.

Services Mains electricity, mains gas, mains water and drainage

Council Tax Band D - South Lakeland District Council

Tenure Freehold. Vacant possession upon completion.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

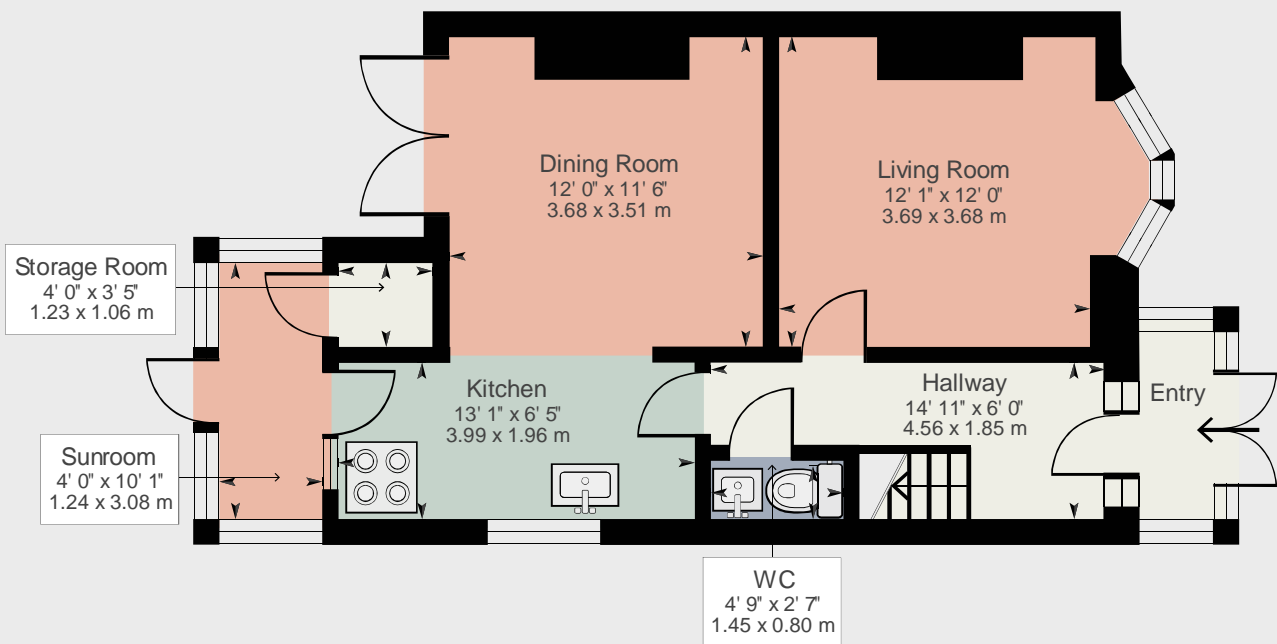
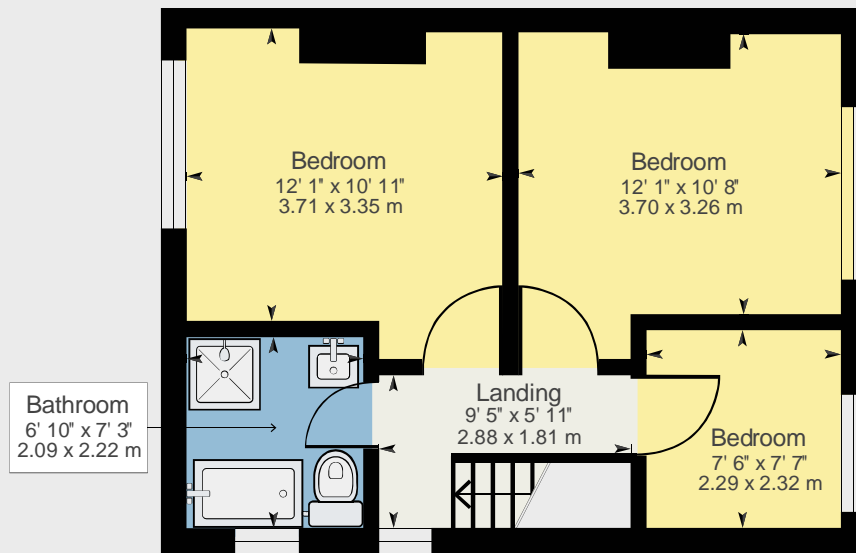
Viewing Strictly by appointment with Hackney & Leigh Amside Office.



Rear Aspect



2019 Ordnance Survey 00918155



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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