



Milnthorpe

£265,000

5 The Ashes
Milnthorpe
Cumbria
LA7 7QU

A semi-detached bungalow occupying a pleasant cul-de-sac position within the popular market village of Milnthorpe. With many amenities including a selection of shops, a chemist, public houses and restaurants to name a few.

It is situated just 3 miles from Junction 36 of the M6, 4 miles from the boundary of the Lake District National park and 8 miles from the market town of Kendal.

Property Ref: AR2393

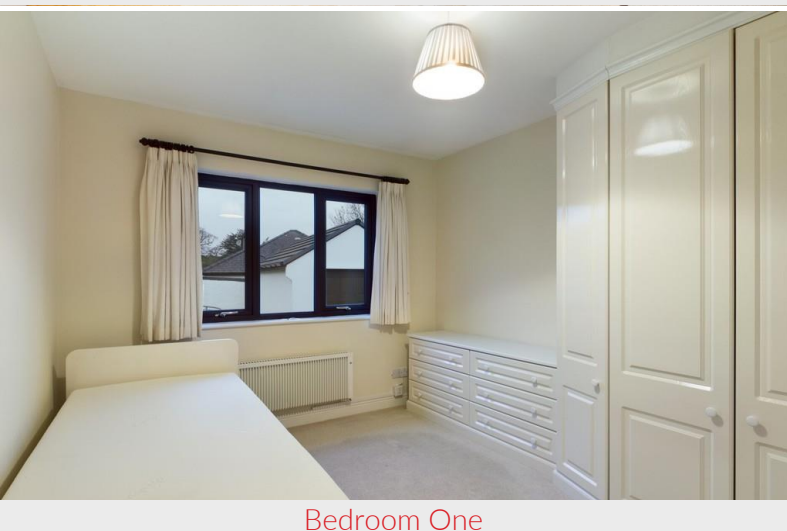




Living Room



Sun Room



Bedroom One

Location From Arnside come to the traffic lights in Milnthorpe, turning right continuing south towards Carnforth on the A6. Turn left immediately after Bay Rescue and left onto The Ashes the property is on the left hand side.

Entrance Hall enter via a part glazed timber door into a wide hallway for disabled access. Cupboard housing hot water cylinder powered 'Fisher' electric heating system. Ceiling light point and access to loft space.

Kitchen 12' 5" x 6' 2" (3.78m x 1.88m) fitted with a range of wall and base units, complementary work tops over and tiled splash backs. One and half stain less steal sink with drainer and mixer tap over. Four ring halogen hob with extractor, space for integrated electric cooker, washing machine and fridge freezer

Living Room 11' 4" x 17' 9" (3.45m x 5.41m) enter via part glazed art deco style door into spacious light living room with electric fire set on marble effect hearth and surround and wooden mantle. Arch way leading to kitchen and sliding glazed doors leading to sun room.

Sun Room 12' 10" x 7' 11" (3.91m x 2.41m) The bright and airy sun room has double glazed window on all three aspect space and Velux window. built in storage, electric blinds and part glazed door disabled access to the rear garden

Bedroom One 12' 6" x 9' 10" (3.81m x 3m) Double glazed window, ceiling light point, built in double wardrobes and dressing table. Double radiator



Kitchen

Bedroom Two 9' 10" x 8' 1" (3m x 2.46m) Double glazed window, ceiling light point, fitted with built in double wardrobes, dressing table and shelving. Double radiator

Bathroom Fitted with three piece suite comprising of panelled bath and electric shower over and glass screen, pedestal hand wash basin and low level W.C. Frosted double glazed window, heated towel rail and extractor.

Garage and Parking The garage has an electric up and over door, light and power. The drive is made of a anti-slip resin

Garden The rear garden features a ramp leading to the resin driveway and a stone planting bed.

Services Mains water, drainage and electricity.

Council Tax Band C - South Lakeland District Council

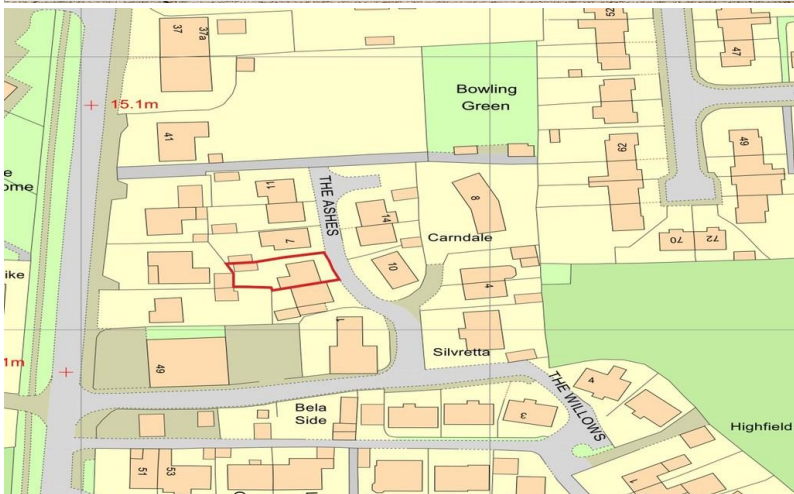
Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Arside Office.

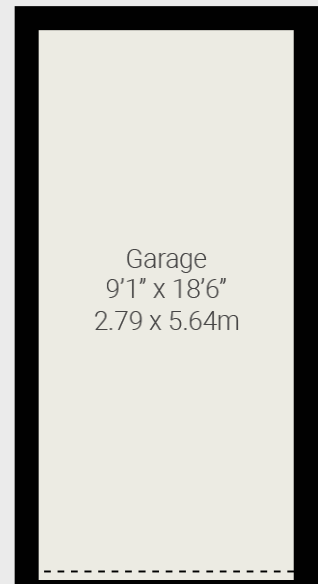
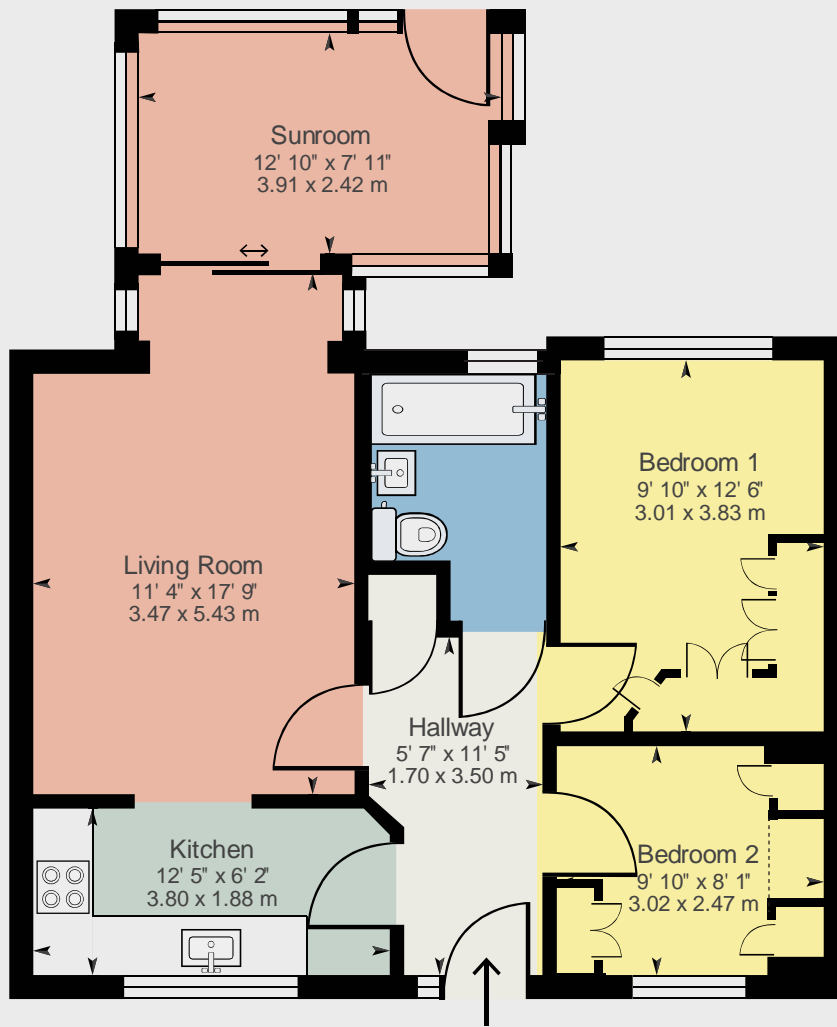
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Garage & Parking



2020 Ordnance Survey 00922781



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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