



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

38 Park Road - Milnthorpe





Features

- Offered with no onward chain
- Two double bedrooms
- Additional attic room
- Original features
- Modern fixtures and fittings throughout
- Located close to transport links and local amenities
- Private rear garden

A charming two bedroom home situated in the heart of Milnthorpe with modern features and fittings throughout and with a private rear garden to enjoy. The interior of the home boasts a contemporary feel with neutral tones and plenty of natural light flooding the space throughout. The living room is perfect for relaxing after a long day with an electric feature stove and a stone flagged flooring and the kitchen is located just beyond and is equipped with a generous range of storage units with direct access to the rear garden. There are two well-proportioned bedrooms on the first floor, each with ample space for storage and the main bedroom boasting a dressing area and

a modern bathroom suite. There is an additional versatile attic room, accessed via a landing cupboard, to offer a bright space to use as you wish. One of the highlights of this home is the private rear garden, perfect for outdoor entertaining or simply for enjoying the fresh air and peace and quiet. Situated in the centre of Milnthorpe, this property is ideally located for easy access to all the amenities the village has to offer and is suitable whether you're a first-time buyer, downsizing, or looking for an investment property. Milnthorpe is a large village offering a great selection of local amenities as well as a nursery, primary school and secondary school

which are all within five minutes walking distance of the property. The M6 motorway can be reached within 10 minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, an opticians, a petrol station, a vets and much, much more and plays host to an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs. There is a supermarket, 2 pubs, several independent shops and a variety of eateries.



GROUND FLOOR

Entrance porch

A bright and welcoming space with a traditional flagged floor and room to take off and store boots, shoes and bags.

Living room

A light and bright spacious room with front facing views, wooden shuttered windows and brimming with character and charm. Boasting a feature large electric stove set within a raised alcove and coupled with the stone flagged floor, this room feels warm, cosy and rustic. The beautiful, open, oak staircase winds up to the first floor and there is ample space to have a dining table.

Kitchen

Offering a wide range of cream shaker style base and wall units with complementary wood effect work surfaces, white splashbacks and a continuation of the flagged floor from the living room. Dual aspect views are afforded from the windows with a door leading directly out to the rear garden and a sheltered area. Integrated appliances include a stand alone cooker with a cooker hood above, dishwasher and a fridge/freezer.



FIRST FLOOR

Bedroom 1

A generous double bedroom with two windows offering front facing views out across the recreational fields and to Dallam Park beyond. There is a further separate section of the room zoned off and set up as a dressing area with sliding door wardrobes, perfect for storing clothes and ensuring the room is clutter free.

Bedroom 2

A double bedroom with rear facing views over the garden and benefitting from french doors leading directly out to the garden.

Bathroom

This three piece bathroom boasts a bath with a tap attachment shower head above, a W.C and hand basin with a heated towel rail. There is also an airing cupboard with fitted shelving perfect for storing towels and toiletries.



SECOND FLOOR

Versatile attic room

A fantastic additional space with four Velux windows flooding the space with natural light and offering eaves storage available on both sides. Exposed wooden beams show a glimpse of the homes history. This versatile space could be adapted to create a hobby room, teenagers den or an office.

Externally

The rear garden is set up as a decked courtyard area perfect for sitting out to enjoy the sun with a stone-built outbuilding for storage. There are steps leading down to a sheltered area close to the property and the door leading in to the kitchen.

Useful Information

Tenure - Freehold.

Council tax band - B (Westmorland and Furness Council).

Heating - Gas central heating.

Drainage - Mains.

What3Words location - ///coveted.blindfold.polished.

Permit parking available in the nearby car park.



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Approximate total area⁽¹⁾

81.72 m²
879.62 ft²

Reduced headroom

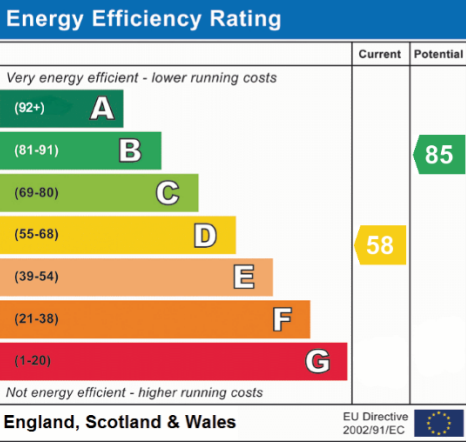
12.86 m²
138.48 ft²

(1) Excluding balconies and terraces

⌄ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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