



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

29 Firs Road - Milnthorpe





Features

- A versatile 3 bedroom home
- No onward chain
- Located in a popular residential area close to all local amenities and transport links
- Well present front and rear gardens
- Opportunity to add value and your own stamp
- Built in storage throughout
- A Local Occupancy Clause applies

A versatile and spacious, three bedroom home located in a popular residential location boasting well established gardens and is offered with no onward chain. The home benefits from good sized rooms throughout and an abundance of built-in storage. From new, the property has been lovingly owned by the same family and offers a wonderful opportunity to add value and your own stamp to it. The ground floor is currently laid out to include an entrance porch and hallway, a generous living room, a kitchen with walk in pantry, ground floor WC and large utility room. The first floor offers three bedrooms

and a modern bathroom. The gardens wrap around the property and offer space to sit out and soak in the peaceful area and to enjoy al fresco dining and BBQ's in the warmer months. There are elevated views over the surrounding area to countryside in the distance to enjoy. Please note that a Local Occupancy Clause applies to this 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, walking groups and sports clubs. There is a supermarket, 2 pubs, several independent shops and a variety of eateries.



GROUND FLOOR

Entrance porch

A bright entrance porch to welcome you in with room to take off boots, shoes and coats.

Hallway

Allowing access to the stairs and also the living room, there is room here to store coats, bags and shoes tidily away.

Living room

A generous living room, spanning the depth of the home, and boasting dual aspect views out over the front garden and also out to the rear garden culminating in an abundance of natural light filling the room. The feature gas effect fireplace stands proudly within a quartz surround offering a cosy focal point. If required, the room is large enough that it could be zoned to incorporate an area for dining.

Kitchen

Consisting of wooden base and wall unit storage with tiled splashbacks and space for a free standing cooker. There are private views out to the rear garden through the large window. Benefitting from a deep under stairs storage cupboard and also a large pantry ensuring that there is an abundance of space for all kitchen items. Within the kitchen is also room for a modest breakfast table.



Utility room

Boasting front facing views out to the garden and also benefitting from a door leading directly out to the rear garden, this is a super space for utilities and a fridge and freezer with a Belfast sink to one end. There is an additional deep storage cupboard also housing the boiler.

WC

Located just off the utility room, this useful ground floor WC consists of a WC with a window allowing natural light in.

FIRST FLOOR

Bedroom 1

A front facing double bedroom with elevated views and two windows allowing natural light through. Benefitting from a deep, waist height storage cupboard with hanging space, perfect for keeping the room clutter free. There is feature original fireplace to one wall.

Bedroom 2

A good sized double bedroom with side facing views and boasting a walk in wardrobe/ storage cupboard.

Bedroom 3

A bright bedroom with elevated views to the rear garden and beyond.

Bathroom

A modern bathroom consisting of a bath with an overhead electric shower, a WC and a hand basin with tiled splashbacks. The window allows an abundance of natural light to fill to the room.

Landing

A bright landing with views to the rear garden and offering two large, floor to ceiling storage cupboards and access to the attic from here.

Externally

The front of the home is framed by well maintained and thoughtfully planted up flower beds with central lawned areas offering colour and interest all year round. A central path and steps lead invitingly up to the front door with the path continuing around the side of the home and into the rear garden. There are elevated views to countryside and fells in the distance. The rear garden is a generous size and offers a patio seating area outside the utility room, perfect for sitting out to enjoy al fresco dining and BBQ's in the warmer months with family and friends. The garden is slightly raised and is laid mainly as lawn with raised beds to the rear perfect for growing fruit and veg. The garden is surrounded by mature hedging and fencing.



Useful Information

Tenure - Freehold.

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

Date house built - 1955 - 1 owner.

Heating - Gas central heating.

Drainage - Mains.

What3Words location - [///intelligible.inert.ripe](https://www.what3words.com/#!/intelligible.inert.ripe).

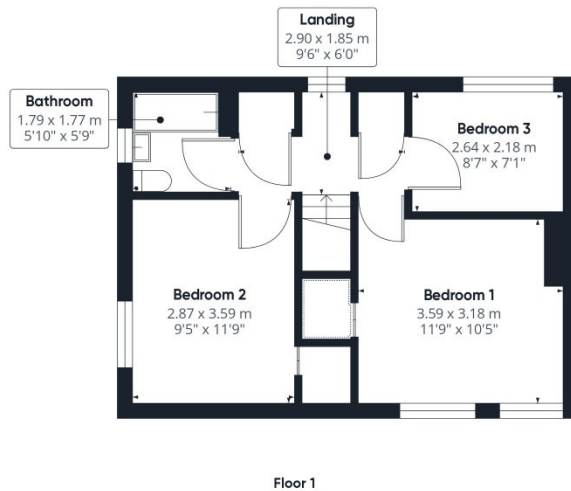
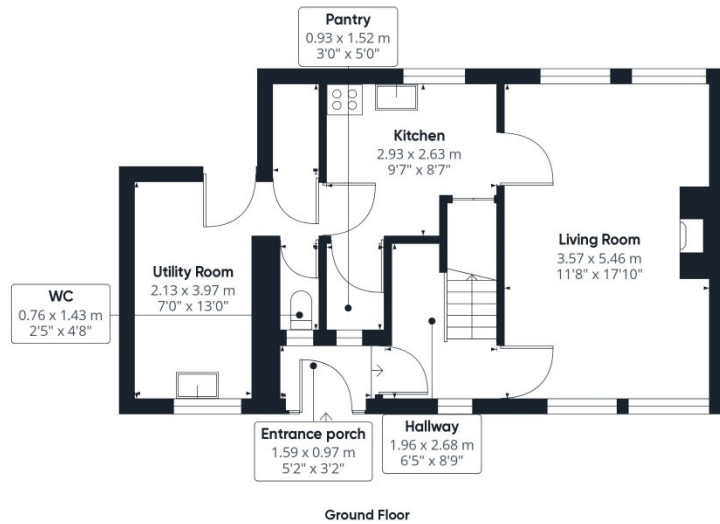
Please note that there is a Local Occupancy Clause on the property.



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Approximate total area⁽¹⁾

85.22 m²
917.29 ft²

(1) Excluding balconies and terraces

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

Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk



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