



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

56 Park Road - Milnthorpe





Features

- Two bedroom home
- Open plan living/ kitchen
- Modern fixtures and fittings
- Separate utility room
- Original features throughout
- Generous rear garden with an abundance of storage
- Offered with no onward chain
- Well maintained and presented

A recently modernised, characterful, two bedroom terraced property located in the vibrant village of Milnthorpe and offered with no onward chain. Offering comfortable living, an abundance of space for storage and lovely original beams and features throughout, this property is ready to move straight in to. The ground floor consists of a wonderful, open plan living room and kitchen providing a spacious and social environment for all the family to gather. The kitchen has been thoughtfully designed to really make the most of the space and offers a good range of appliances as well as an impressive peninsula creating space for dining and storage while cleverly zoning the space. The living room is a cosy and bright area with a feature log burning stove

and a large bay window with front facing views. A sizeable separate utility room can also be found ensuring the main living accommodation is kept utility free and offers access in to the rear garden. The first floor boasts two bedrooms, the main bedroom boasts a feature bay window and is filled with an abundance of natural light. The three piece family bathroom is modern and provides a wealth of storage space. The rear garden is impressive in size and offers a patio area, an elevated lawn along with a stone built outhouse. Mirroring the house, the garden also offers a good range of space for storage in the form of a wood store, wooden shed and a secure, bespoke hut. 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

Living room/ kitchen

A wonderfully modern open-plan living space with fantastic original twists. As you enter the front door from the welcoming front courtyard garden, you enter the impressive space zoned perfectly by a matted flooring at the entrance, a plush, cosy carpet in the living room and a wooden flooring in the kitchen. The living room centres around the log burning stove upon a slate hearth, with an alcove to one side with fitted shelving. The large bay window allows an abundance of natural light to flood into the room and offers front facing views. To the rear of the room is the modern kitchen with a wide selection of grey gloss base and wall units with complementary wood effect work surfaces and subway tiled splashbacks with black glitter grout. Integrated appliances include an oven, an induction hob with feature extractor above, a dishwasher and space for an under counter fridge and freezer. A peninsula offers additional storage space and room on the living room side for a breakfast bar to comfortably accommodate seating for four.

Utility room

A practical and useful additional area, separate from the main living accommodation to house the utilities tidily out of the way. To one end is a separate room able to accommodate a washing machine and dryer with a frosted window to allow natural light through. Leading on from this room are base and wall units providing even more space for storage and steps lead up and out into the rear garden.



FIRST FLOOR

Bedroom 1

A characterful, generous double bedroom with front facing views through the impressive bay window with an original cupboard underneath the window seat.

Bedroom 2

A second bedroom boasting elevated views out over the rear garden.

Bathroom

A bright, sleek and modern bathroom consisting of a bath with an overhead shower, concealed cistern WC and a hand basin within a wooden vanity unit for storage. Oversized marbled wall tiles grace the walls around the bath and the window allows plenty of natural light through to illuminate the room. A floor to ceiling cupboard offers storage space for towels and toiletries with fitted shelving present.

Landing

Providing access to all first floor rooms, this is a characterful landing boasting wooden beam details with a built-in cupboard for storage and with access to the attic space. A feature recessed alcove leading up the staircase offers a versatile space to utilise and would make a lovely bookcase!



Externally

The home is framed at the front with a low maintenance courtyard garden, surrounded by secure wooden fencing and with decorative floor tiles leading up to the front door. The rear garden offers a private and secure retreat with a block paved patio as you step foot outside, the perfect space for al fresco dining in the warmer months and benefitting from a sheltered wood store and a bespoke storage hut. Steps lead up to a fenced lawn and large stone built outhouse, currently used for storage but could be adapted to create a lovely summer house. To provide even more storage space is a wooden outhouse at the end of the shared path and a gate to the other end leads out, down a lane for access to the road.

Useful Information

House built - 1850.

Tenure - Freehold.

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

Heating - Gas central heating.

Water - Mains.

Drainage - Mains.

Kitchen installed 2022.

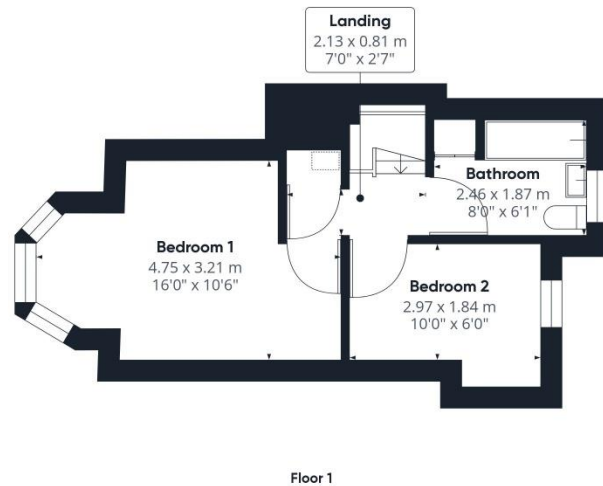
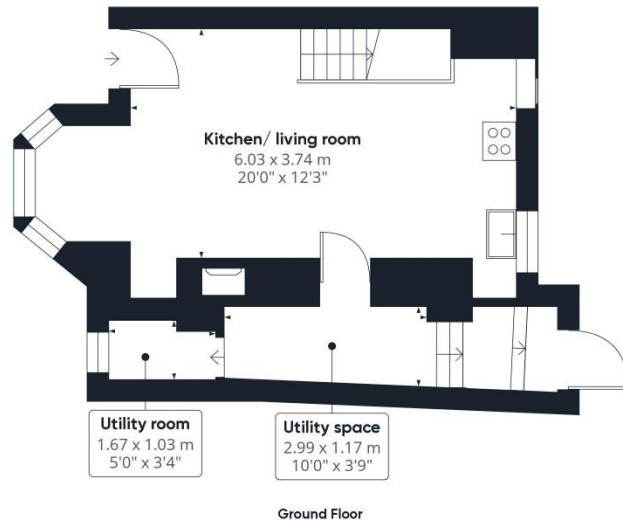
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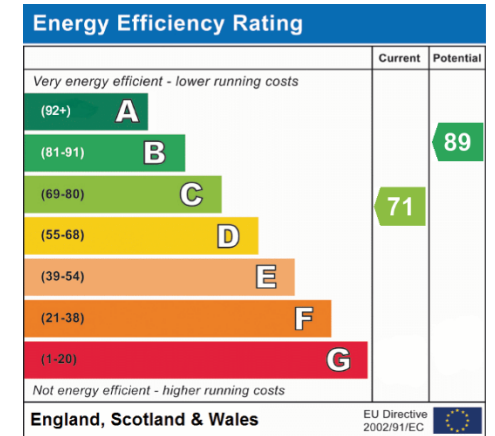


Approximate total area⁽¹⁾
60.03 m²
646.16 ft²

(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.

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