



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

12 The Ashes - Milnthorpe





Features

- True bungalow
- Two bedrooms
- Detached garage and driveway
- Low maintenance gardens to enjoy
- Located in a quiet residential location
- No onward chain
- No onward chain

Situated in a highly desirable location within the market village of Milnthorpe, this delightful two bedroom, semi-detached bungalow offers comfortable and stylish living in a peaceful area. The property boasts a modern kitchen, complete with contemporary fittings and ample storage, a generous and versatile living room for relaxing and entertaining guests and also with space for a dining table, a modern shower room, with two double bedrooms both benefitting from private, rear garden views. Externally, the property boasts a driveway and

detached garage, providing secure parking or additional storage. The well-maintained and low maintenance gardens add to the property's charm, offering tranquil outdoor spaces for relaxation and to enjoy the peaceful surroundings. The property is offered with no onward chain. 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.



Entrance hallway

A bright and inviting hallway, thoughtfully designed with ample space for removing shoes and coats. Natural light illuminates the room and a built-in storage cupboard houses the water tank and provides a convenient spot for storage. The hallway seamlessly offers access to all rooms and has access to the loft.

Living room/ diner

Accessed from the hallway and also open to the kitchen, this generously sized living room provides a versatile and inviting space perfect for family gatherings and everyday living. The feature bay window serves as a focal point, framing views of the front garden and allowing an abundance of natural light to flood in, also offering a lovely area that can be utilised for a dining table, making it ideal for enjoying meals with a view or for entertaining guests. The seamless connection between the living room, hallway, and kitchen creates an easy flow throughout the home.

Kitchen

Boasting dual aspect views to the side and front garden, this is a bright and sunny room with sleek white base and wall storage units and white quartz work surfaces adding to the sense of space. gazing through the front facing window, you can enjoy a glimpse over to Dallam deer park. Integrated appliances include an oven, induction hob and extractor hood and there is room to accommodate a washing machine and a tall fridge freezer. An arch leads invitingly through into the living room.





Bedroom 1

A double bedroom benefitting from a large white double wardrobe and mirrored panels. The picture window frames private views out to the beautifully tended rear garden.

Bedroom 2

A second double bedroom with views out to the rear garden.

Shower room

A modern three piece shower room consisting of a quadrant shower cubicle with a mains-fed shower, a concealed cistern WC and a hand basin within a vanity unit for storage, towels and toiletries. The walls are fitted with easy to clean aqua panelling and also half tiled walls with a heated towel rail present.

Garage

A fabulous addition to the home, this detached garage has an electric up and over front door with both power and electric present with good head height.



Externally

The gravelled driveway leads down the side of the property and to the detached garage at the end, able to accommodate two vehicles easily. The front courtyard garden has been thoughtfully designed and planted to be low maintenance while providing an abundance of colour and interest all year round. The rear garden is accessed via a path at the end of the driveway and gives off a Mediterranean vibe with clean cut, walled raised beds matching the style of the property that have been planted to include a wonderful mature tree to one corner and climbers trained to climb up the trellises. The majority of the rear garden is gravelled with space to sit out and relax in the peaceful setting.

Useful Information

Date built - 1999.

Tenure - Freehold.

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

Heating - Electric heaters.

Drainage - Mains.

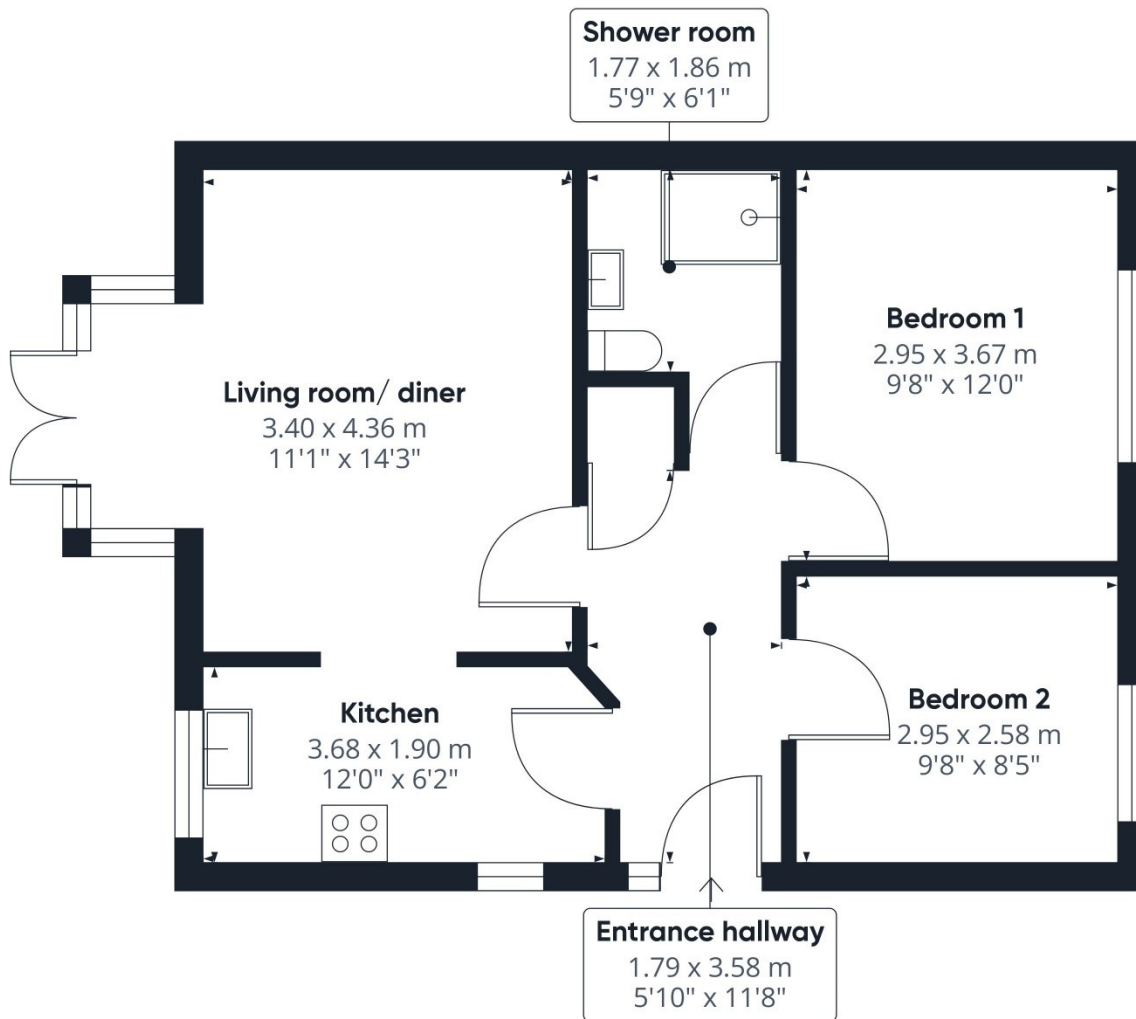
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Ground Floor Building 1



Approximate total area⁽¹⁾
52.48 m²
564.89 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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