



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

5 Ash Court - Ackenthwaite





Features

- Three bright bedrooms
- Open plan kitchen and diner
- A modern three piece bathroom
- Light and bright internal living accommodation
- Semi-detached property with good sized gardens
- Located within walking distance to local schools and amenities

An exciting opportunity to purchase a semi-detached property located in the popular residential location of Ackenthwaite. Ideally situated within walking distance to local schools and the village of Milnthorpe, this home offers a perfect combination of modern living and village charm with bright accommodation throughout. This is an ideal properties for families, professionals, or for those looking for a peaceful yet well-connected location featuring three bedrooms, each offering space for relaxing and unwinding. The property is filled with an abundance of natural light throughout, with an open and airy feel in every room. The ground floor boasts a large living room

ideal for family time and entertaining, and a well-appointed kitchen/dining area that overlooks the rear garden, perfect for enjoying meals together and for al fresco dining in the warmer months. The rear garden offers a well presented, low-maintenance area with space to relax or entertain without the need for constant upkeep. The front garden adds to the curb appeal with tidy, easy-care landscaping and a lush lawn framing the home. An allocated parking space close to the property can be found and in addition, there is a dedicated visitor parking spot, ideal for when friends or family come to visit. 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 hallway

A bright entrance into the home offering access to the living room and to the stairs leading up to the first floor.

Living room

A bright and spacious living room with a large picture window framing open views over the front garden. With a stylish, feature wood panelled wall and a deep, built-in cupboard under the stairs ensuring ample storage space. A cosy, yet generous, living room ideal for relaxing after a long day.

Kitchen/ diner

Spanning the width of the home, this is a fantastic zoned room with a well equipped kitchen to one end and a breakfast bar and utility space to the other. With a modern, monochrome colour scheme there is an abundance of base and wall unit storage complemented by darker work surfaces and black subway tiled splashbacks. Integrated appliances include a waist height oven, electric hob with extractor hood above and space for a washing machine and tall fridge freezer. The breakfast bar is able to accommodate seating for five and offers further storage space above and a door leads directly out to the rear garden.



FIRST FLOOR

Bedroom 1

A front facing double bedroom benefitting from elevated views and an abundance of natural light.

Bedroom 2

A good sized double bedroom with rear facing views.

Bedroom 3

A versatile room currently used as a single bedroom but equally it would make a great office, walk-in dressing room or hobby room with a built in cupboard for added storage.

Bathroom

A white three piece suite consisting of a bath with an overhead, mains-fed shower, WC and hand basin with tiled splashbacks. The window allows natural light to flood the room.



Externally

The enclosed front garden offers a central path leading invitingly up to the front door with lawned areas to either side. The garden is secure, ideal for pets and children with a low gravelled bed near the gate. The rear garden is designed to be low maintenance with a corner decked area, perfect for making the most of the sun, with a large shed for storage of bikes and garden furniture, etc. There is one parking space for the property and an additional visitor space available.

Useful Information

Tenure - Freehold.

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

Heating - Gas central heating.

Water - Mains.

Drainage - Mains.

What3Words location - [///concerned.crab.assure](https://www.what3words.com/#!/concerned.crab.assure).



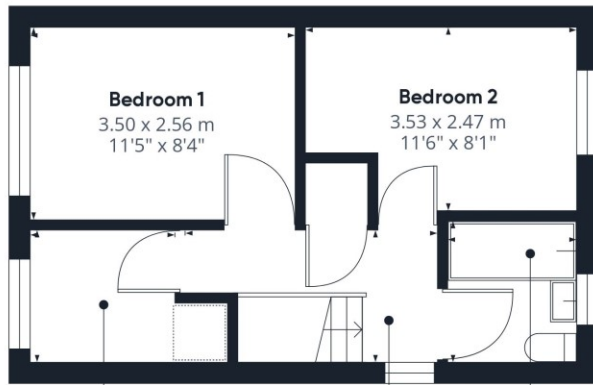
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Ground Floor



Floor 1



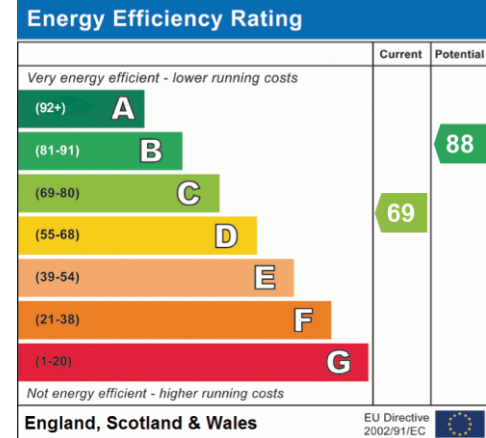
Approximate total area⁽¹⁾
59.27 m²
637.98 ft²

(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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