



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

60 Ryleyfield Road - Milnthorpe





Features

- 3 good sized bedrooms with elevated outlooks
- Versatile living accommodation with plenty of fitted storage throughout
- A well equipped kitchen with a plethora of storage and access directly out to the rear garden
- A dual aspect living room with a cosy wood burning stove
- A driveway with space for two vehicles
- A low maintenance rear garden with an outbuilding and wooden storage unit

A fantastic opportunity to purchase a charming 3 bedroom terraced home, ideally situated in the heart of Milnthorpe. Owned by the same vendor for over 20 years, this property has been lovingly maintained and offers versatile accommodation with excellent potential to reconfigure and adapt to your lifestyle needs. The ground floor welcomes you with an entrance porch leading into a flexible and generous hallway. The living room is bright and comfortable and features a cosy log-burning stove, perfect for relaxing evenings. The kitchen has been thoughtfully designed with ample storage and work surface space while providing direct access to the rear garden, making indoor-

outdoor living effortless. Upstairs, the property boasts three generously sized bedrooms, all offering flexibility for family, and guests. The family bathroom is complemented by a separate WC opposite. The rear garden is a private, secure, and low-maintenance space, ideal for spending time with family and friends to enjoy alfresco dining or simply to relax. At the front, the property benefits from two convenient parking spaces. Please note: A Local Occupancy Clause applies to this property. Milnthorpe is a bustling 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 practical entrance space to take off and store shoes and coats before entering the main living areas.

Versatile hallway - A flexible room with front facing views and offering access to the stairs, living room and the kitchen. It would be well suited for use as a dining room, snug or a work from home space.

Living room - Spanning the full depth of the home, this bright and inviting living room features a cosy log-burning stove with a chunky wooden mantle above. A built-in cupboard at one end discreetly houses the boiler, while the layout offers ample space for the whole family to relax and unwind.

Kitchen - The kitchen offers a large amount of storage options throughout, featuring charming white farmhouse-style base and wall units. There is space for a freestanding cooker, under-counter fridge, under-counter freezer, washing machine and dryer. A deep under-stairs cupboard and a shoe rack at one end provide additional organisation solutions, complemented by further built-in storage to ensure a place for everything. A door leads conveniently out to the rear garden.



FIRST FLOOR

Bedroom 1 - A large, bright double bedroom with elevated, front facing views.

Bedroom 2 - A double bedroom with rear facing views over the garden to Dallam Park in the distance.

Bedroom 3 - A front facing bedroom with a deep built-in storage cupboard.

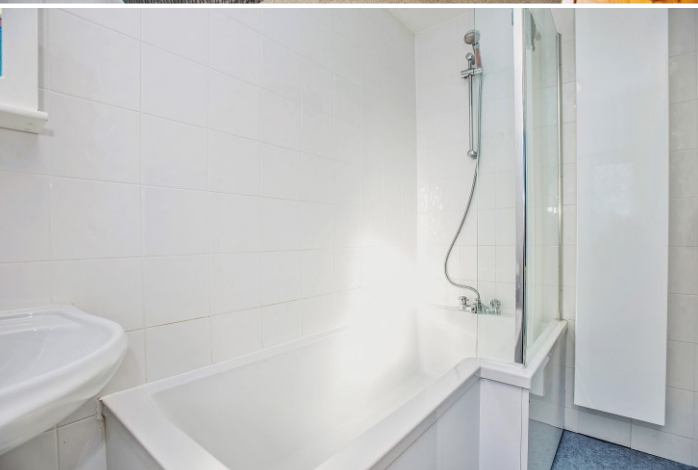
Shower room - A bright bathroom featuring a 'P' shaped bath with a tap and shower attachment, and a hand basin. There is a large heated towel rail and white tiled splashbacks.

WC - A well-placed separate WC opposite the bathroom, brightened by natural light through the window.

Landing - A spacious landing providing access to all the first floor rooms and the attic, with a window that fills the area with natural light.

Externally

The front of the property is designed to be low maintenance and features a slightly elevated driveway with space to park two vehicles and a path leads down to the front door. The rear garden can be accessed from the kitchen and includes a right of way over the neighbouring gardens to the front. It is also low maintenance, with gravelled sections and a patio area ideal for relaxing and enjoying the outdoors. At the end of the garden, there is an outbuilding and an additional wooden storage area. The garden is fully enclosed with fencing and benefits from sunlight for most of the day.



Useful information

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

Water - Metered.

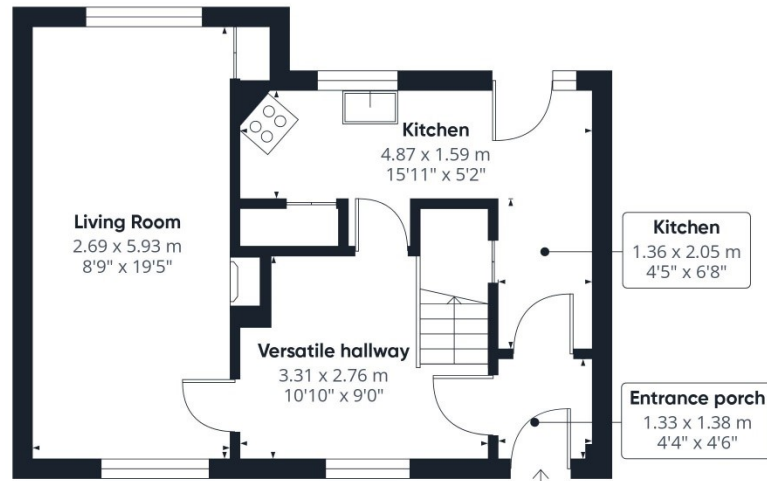
Please note that a Local Occupancy clause applies.



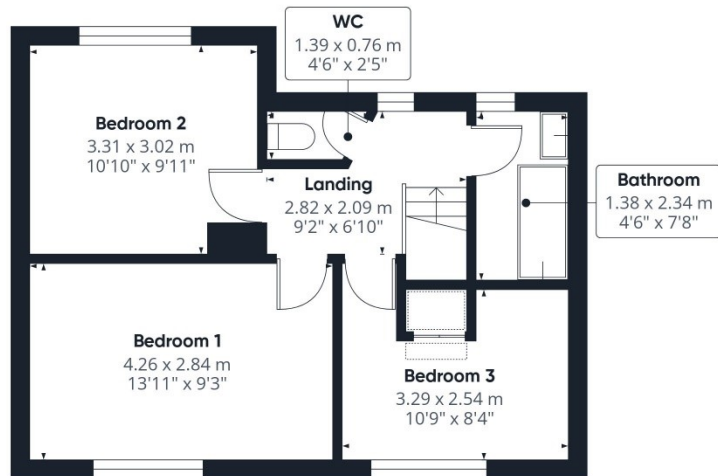
**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services



60 Ryleyfield Road - Milnthorpe



Ground Floor



Floor 1

Approximate total area⁽¹⁾

77 m²
827 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services