



£215,000

12 St. Anthonys Hill, Milnthorpe, Cumbria , LA7 7DU

Welcome to this charming 2-bedroom semi-detached house nestled in the heart of Milnthorpe. Perched in an elevated position, this property offers not only elevated views but also the convenience of a town location and the amenities on offer. With a modern kitchen and bathroom an attractive tiered garden and garage, this lovely property would make an ideal first home or investment opportunity.

Quick Overview

- Two Bedroom Semi-Detached House
- Ideal First Home or Investment
- Garage & On Street Parking
- Elevated Position with Countryside Views
- Close to Local Amenities
- Great Access to Transportation Links
- Tiered Garden
- Modern Fitted Kitchen and Bathroom
- Spacious Attractive Living Room
- Ultrafast 1000Mbps* Broadband



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Ultrafast
Broadband



Garage & On
Street Parking

Property Reference: AR2535



Living Room



Living Room



Kitchen



Kitchen

Location Milnthorpe is superbly positioned on the edge of the Arnside & Silverdale Area of Outstanding Natural Beauty with excellent walks and stunning scenery to be enjoyed just a short distance from the property. The market town boasts a great selection of local amenities such as a doctors surgery, dentist, pharmacy, supermarket, churches, two pubs and a choice of takeaway restaurants. The local park is home to the football and cricket club and has a play park and exercise equipment. Milnthorpe also boasts a primary and secondary school both rated as good by Ofsted.

The M6 motorway can be reached within 10 minutes and there is a regular bus service that runs seven days a week from Lancaster up to Keswick in the Lake District.

Property Overview As you enter through the inviting entrance hall, you're greeted by thoughtful shelving and hanging space.

The journey continues into the well-appointed kitchen, fitted with a range of stylish wall and base units, complemented by contemporary surfaces and tiling. Appliances include Cooke & Lewis electric oven and 4-ring electric hob. An integrated fridge and freezer, composite sink and drainer, and convenient space for a washing machine and tumble dryer make everyday tasks a breeze. The breakfast bar with seating adds a touch of luxury to your dining experience.

The spacious yet cosy living room offers a seamless connection to the enchanting gardens through a welcoming door leading out to the patio area. Handy under stairs cupboard and soak in the elevated garden views that provide a sense of tranquility.

On the first floor, discover the panoramic beauty of bedroom one, elevated garden views that extend to the picturesque rolling countryside through the window and Velux window. Bedroom two offers clever storage solutions with a fitted cupboard complete with shelving and hanging space, efficiently housing the hot water cylinder.

The family bathroom has a Mira shower over the bath, enhanced by a folding screen. The vanity unit with a W.C., hand wash basin, and cupboard ensures your daily routine is met with convenience and style.



Living Room



Kitchen



Master Bedroom



Master Bedroom



Bedroom Two



Bathroom

Outside To the front of the property, steps lead down to an easy to maintain gravelled patio which provides gated side access to the rear garden. The tiered rear garden has something for everyone, elevated patio seating area for enjoying a morning coffee or something cooler in the evenings and enjoying the far reaching countryside views over to Dallam Estate. The middle tier is mostly laid lawn with further steps and gate leading to a garden shed at the bottom.

Parking On street parking and garage.

What3words [///zoos.sprint.blotchy](https://www.what3words.com/zoos.sprint.blotchy)

Directions From Milnthorpe centre traffic lights proceed up the A6 (Church Street) towards Heversham. Part way up the hill turn right into St Anthony's Hill. Take the first left and number 12 is on the left hand side, with parking just beyond the garden.

Accommodation (with approximate dimensions)

Kitchen 8' 6" x 15' 1" (2.59m x 4.6m)

Living Room 15' 0" x 13' 6" (4.57m x 4.11m)

Bedroom One 15' x 10' (4.57m x 3.05m)

Bedroom Two 8' 6" x 8' 2" (2.59m x 2.49m)

Garage 8' 2" x 17' 1" (2.49m x 5.21m)

Property Information

Services Mains gas, water, drainage and electricity

Council Tax Band C - Westmorland and Furness Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



View



Patio



Rear External



Garden

Request a Viewing Online or Call 01524 761806

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



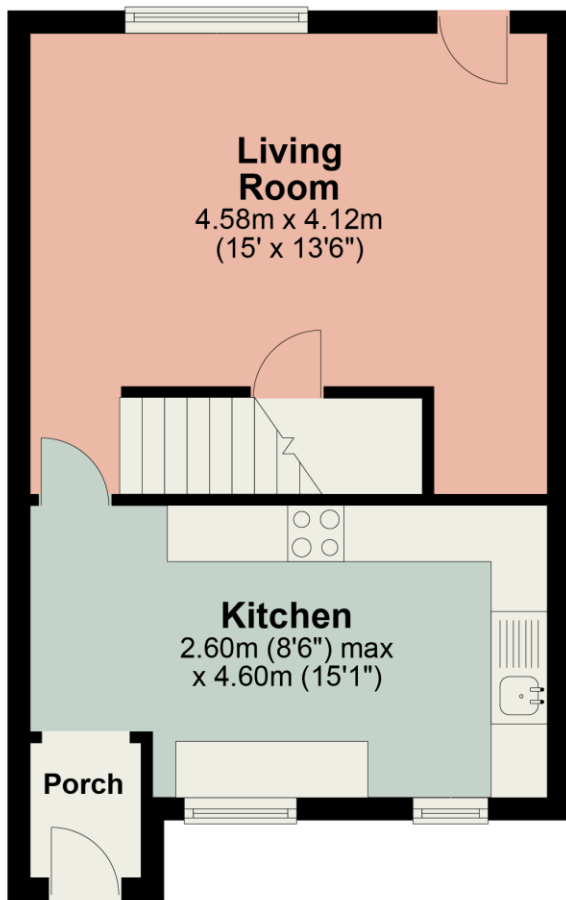
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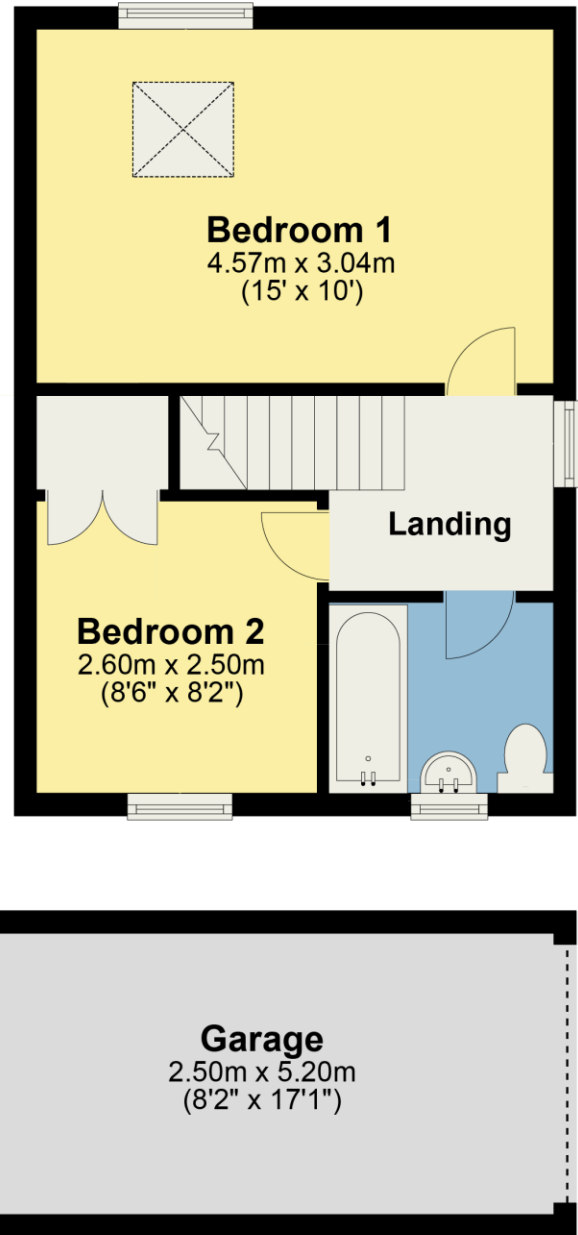
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Ground Floor



First Floor



Total area: approx. 76.1 sq. metres (819.1 sq. feet)

For illustrative purposes only. Not to scale. REF: AR2535

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