



Milnthorpe

£310,000

6 Bela Avenue, Milnthorpe, Cumbria, LA7 7QT

Immaculately presented three-bedroom semi-detached home with conservatory and wonderful dining kitchen.

This delightful property features off-road parking and an easy maintenance rear garden. With no onward chain and situated close to transportation links and local amenities, this home offers a ready to move into home.

Quick Overview

- Three Bedroom Semi-Detached Home
- Off Road Parking
- Low Maintenance Garden
- No Onward Chain
- Beautifully Presented and Ready To Move Into
- New Roof and Gutters in 2018
- Conservatory
- Conveniently Located Close to Schools and Local Amenities
- Close to Transportation Links
- Ultrafast 1000Mbps* Broadband Available



3



2



1



C



Ultrafast*
Broadband



Off Road Parking

Property Reference: AR2596



Entrance Hall



Living Room



Dining Room



Kitchen

Location Milnthorpe is a charming Market Town nestled in the southern region of Cumbria. Situated near the stunning Lake District, Milnthorpe enjoys picturesque surroundings with easy access to breath taking natural landscapes and outdoor recreational activities.

The Town itself boasts a quaint atmosphere, with historic architecture, primary and secondary schools, local shops, cafes, and amenities, providing residents with both convenience and tranquillity. Its location offers excellent transport links, with proximity to major roadways such as the M6 motorway, making it accessible to nearby towns and cities. With its idyllic setting and close-knit community, Milnthorpe epitomises rural living in the heart of Cumbria.

Property Overview Step inside through the entrance porch, which opens into a welcoming entrance hall with downstairs W.C., and hand wash basin. The first left leads you into the cosy living room, complete with a charming brick surround fireplace, feature walls, built-in cupboards, and a bay window that overlooks the front garden, flooding the room with natural light.

To the rear of the property, you'll find the heart of the home: the kitchen diner. This space boasts shaker-style wall and base units with elegant wood worktops and a white tile surround. The kitchen is well-equipped with appliances, including a Bosch electric oven, Bosch hob with extractor hood, Lamona fridge freezer, washing machine, dishwasher, and a ceramic white sink. The dining area provides ample space for a table and chairs and features additional cupboards in the chimney recess, perfect for storage.

Adjacent to the kitchen diner is the bright sun room, a versatile space with electric Velux blinds and a Hive control thermostat system. Patio doors lead out to the easy maintenance garden, making it an ideal spot for relaxing or entertaining.

Ascending to the first floor, the landing includes a loft hatch for additional storage. Here, you'll find two bright and airy double bedrooms, with the master bedroom featuring a fitted wardrobe with sliding doors. The third bedroom is a cosy single, perfect for a child's room or home office.



Garden



Sun Room



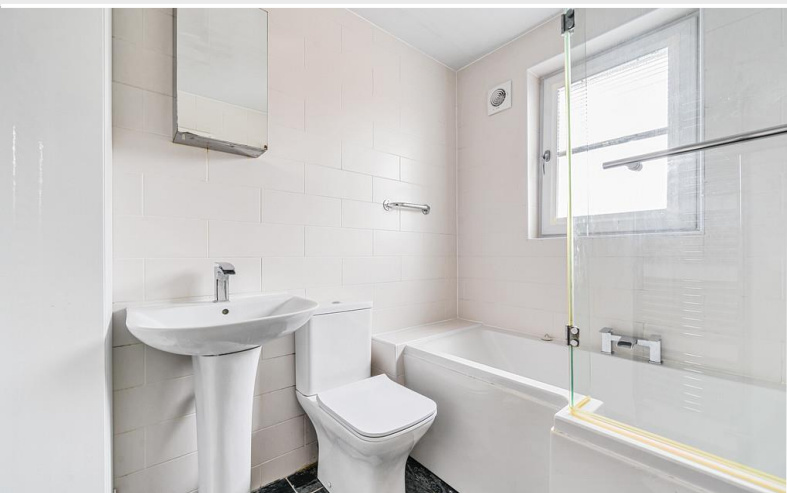
Sun Room



Bedroom One



Bedroom Two



Bathroom

The family bathroom is stylishly appointed with chrome finishings and white tiling, comprising a pedestal hand wash basin, W.C., P-shaped bath with a waterfall shower over, and a vanity cupboard for your essentials.

Outside and Parking At the front of the property there is a driveway providing ample parking space for two cars. The rear of the property you will discover a low-maintenance, attractive patio garden. This outdoor haven is perfect for al fresco dining, gardening, or simply unwinding in the fresh air. Raised flower and shrub beds add a touch of greenery, while a dedicated vegetable patch invites you to grow your own produce. A garden shed offers additional storage, and gated side access ensures convenience and security.

Directions From the Hackney and Leigh Arnside Office head east on The Promenade/B5282 towards Station Road, turn left onto Sandside Road/B5282 and continue to follow B5282. Turn right onto Beetham Road/A6 and then turn left onto Bela Avenue and number 6 can be found a short way down on the right hand side.

What3words ///anchorman.pursuing.third

Accommodation (with approximate dimensions)

Living Room 11' 1" x 11' 1" (3.38m x 3.38m)

Kitchen/Dining Room 16' 8" x 11' 4" (5.08m x 3.45m)

Conservatory 15' 0" x 11' 8" (4.57m x 3.56m)

Bedroom One 13' 5" x 10' 1" (4.09m x 3.07m)

Bedroom Two 11' 0" x 13' 5" (3.35m x 4.09m)

Bedroom Three 8' 0" x 7' 0" (2.44m x 2.13m)

Services Mains gas, water and electricity.

Council Tax Band C - Westmorland and Furness Council

Tenure Freehold. Vacant possession upon completion.

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



Garden



Garden



Garden



Elevated Views

Request a Viewing Online or Call 01524 761806

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 01524 761806
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Leigh Bedwell

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



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

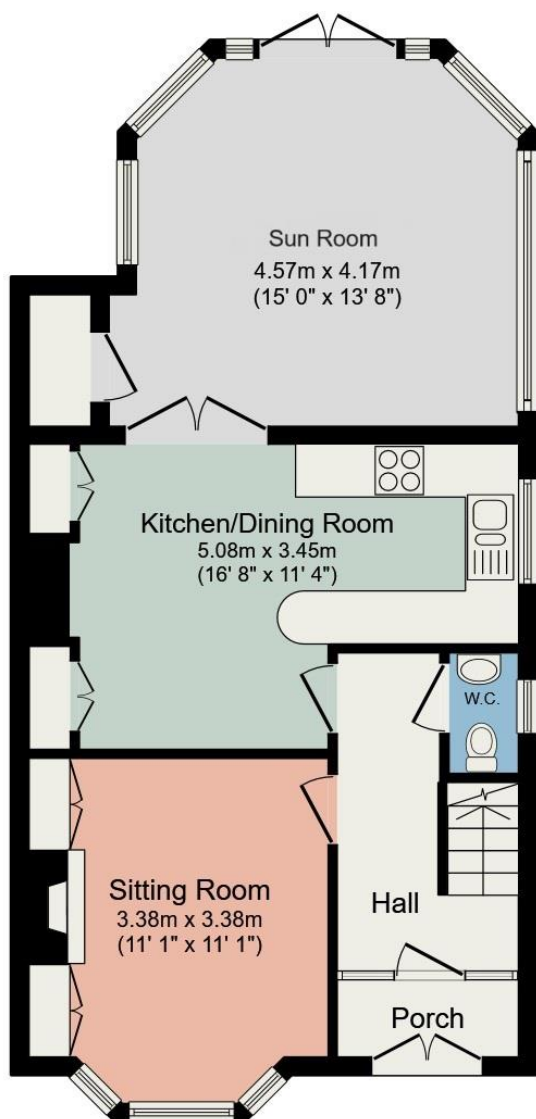


Need help with **conveyancing**? Call us on: **01539 792032**

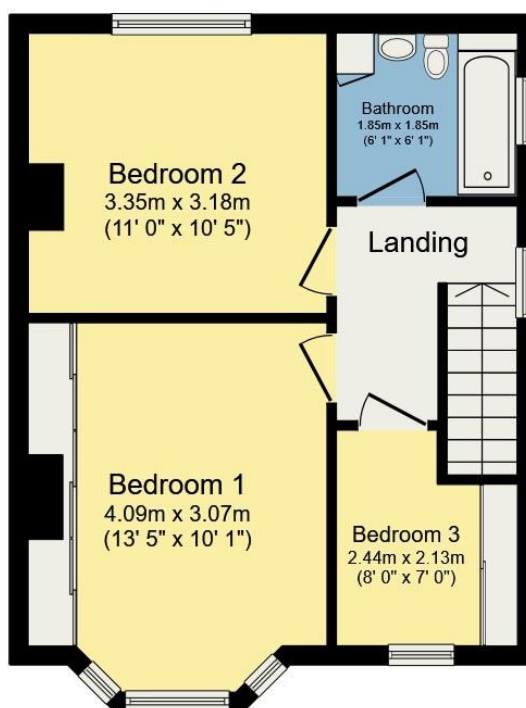


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk



Ground Floor



First Floor

Total floor area 98.6 m² (1,061 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 14/08/2024.