



Burton In Lonsdale

£300,000

13 Twine Walk, Burton In Lonsdale, Carnforth, LA6 3LR

A charming two-bedroom semi-detached dormer bungalow which awaits your personal touch. With a light and bright living/dining room, kitchen, sun room, bedroom and shower room to the ground floor and bedroom, office/dressing area and shower room to the first floor.

Outside offers a detached garage, off road parking and gardens to the front and rear of the house. This property offers endless potential for both families and retirees. While it may require some updating, it presents a fantastic opportunity to create your dream home in the sought-after village location of Burton In Lonsdale.

Quick Overview

- Semi Detached Dormer Bungalow
- Two bedrooms and Two Shower Rooms
- Ample Off Road Parking and Detached Garage
- Popular Village Location
- Close to Local Amenities
- No Onward Chain
- Easy to Maintain Gardens Front and Rear
- Close Access to Great Transportation Links
- Opportunity to Update and Grade if Desired
- Superfast 69 Mbps Broadband*



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TBC



Superfast
Broadband



Parking &
Garage

Property Reference: KL3474



Porch



Kitchen



Living Room



Living Room

Property Overview

Discover this delightful two-bedroom semi-detached dormer bungalow, situated in a quiet cul-de-sac within the highly sought-after village of Burton In Lonsdale. Although in need of some updating and modernization, this property offers great potential for those looking to create their dream home.

Step inside the glazed entrance porch, providing a convenient space for coats and boots. Through the sliding door you are welcomed into the kitchen which boasts a range of wall and base units with complementary work surfaces. It also features a one and a half bowl stainless steel sink and drainer, space and plumbing for a washing machine, room for an under-counter fridge, a 4-ring hob with an extractor hood, dishwasher and an eye-level electric oven.

Leadings into the rear hallway which provides access to bedroom two, a double room with window to the rear aspect and a modern shower room next door that comprises; shower, W.C, pedestal sink, heated ladder radiator and the added benefit of under floor heating.

Accessed from the kitchen and rear hall is a delightful living/dining room. Stretching from the front to the back of the house and filled with natural light from windows to the front and rear, The front aspect window enjoys a stunning countryside view. The living room houses an open fire with a stone surround, creating a cozy atmosphere. The rear of the property boasts a sunroom, offering a lovely outlook over the garden.

Ascend to the first floor. The landing provides a great dressing area or office with a Velux window providing natural light and benefiting from eaves storage. The shower room comprises a shower, W.C, and pedestal hand wash basin. Bedroom One is another good size double room with a window to the side aspect providing views of Lingeborough.

Although in need of some updating, this charming home would suit a range of buyers, from families to couples looking to downsize. Don't miss out on the opportunity to transform this property into your dream home. Contact us today to arrange a viewing and explore the potential that awaits you.



Kitchen



Dining Room



Bedroom One



Dressing Area/Office



Bedroom Two



Shower Room

Accommodation (with approximate dimensions)

Ground Floor

Kitchen 14' 9" x 9' 6" (4.5m x 2.9m)

Living Room 19' 8" x 11' 10" (5.99m x 3.61m)

Dining Room 13' 1" x 11' 10" (3.99m x 3.61m)

Bedroom Two 9' 6" x 9' 6" (2.9m x 2.9m)

Conservatory 9' 2" x 11' 2" (2.79m x 3.4m)

First Floor

Dressing Area 10' 10" x 11' 10" (3.3m x 3.61m)

Bedroom One 11' 6" x 9' 2" (3.51m x 2.79m)

Outside and Parking

To the side of the house, a welcoming driveway greets you, offering a parking space and nicely leads the way to the detached garage. This garage is not just a storage space; it's equipped with light and power, and offers parking in front.

As you approach the front of the house, you will find a maintained and well-stocked front garden with mature hedges, cherry tree and a path with a series of steps gracefully guide you to the roadside footpath.

To the rear you'll discover a garden that embodies tranquility and low-maintenance living. The access gate from the driveway invites you into a patio garden, thoughtfully planned for ease of care and outdoor enjoyment.

Servcies Mains water, drainage and electricity. Oil central heating.

Council Tax Craven District Council - Band C

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Side Aspect



Rear Aspect



Front Aspect



Rear Aspect

Request a Viewing Online or Call 015242 72111

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.

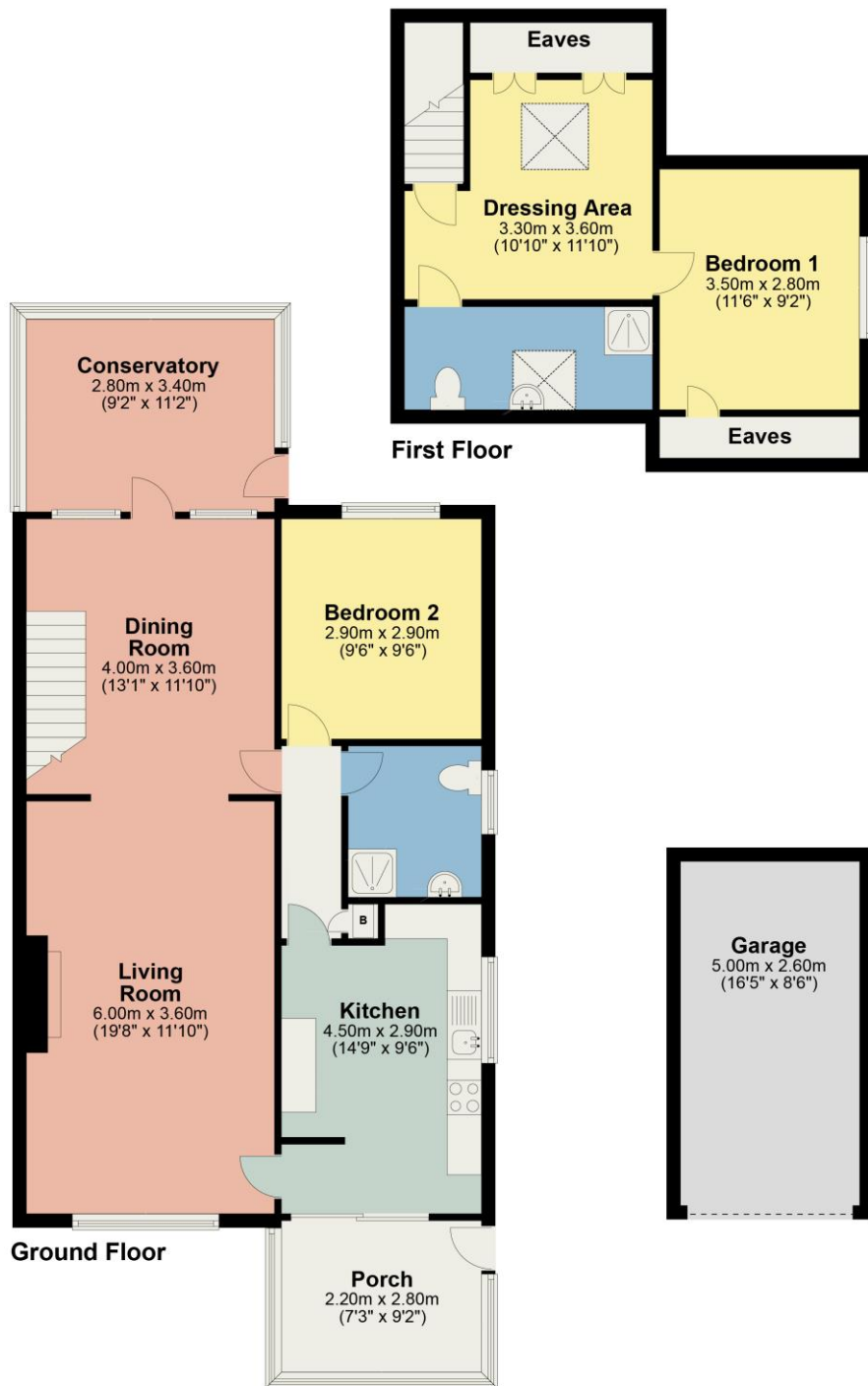


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A thought from the owners...All year round the light fills this house and whether you're relaxing in the lounge, entertaining in the dining room, dozing in the sun lounge, listening to the birds or soaking up the sunshine under the stunning Cherry Blossom tree that will burst with beautiful pink confetti in the springtime, you will benefit from the tranquillity and warmth this home radiates. From a childhood growing up with the freedom to walk through the bluebell filled woodlands, splash about in the river, collect conkers under the horse chestnut trees and sledge in the snow, this beautiful village and house will fill your senses and make you feel at home. This lovely house has been our family home for over 50 years and is filled with wonderful memories. So whether you're young or just young at heart, this home will bring you all you need and we wish you the happiest of times making your own memories.

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 24/11/2023.