

# Holme

£230,000

3 Milnthorpe Road, Holme, LA6 1PS

Situated in the heart of Holme village, enter into this traditional mid-terrace home and appreciate its warm and inviting feel, boasting character and charm throughout.

## Quick Overview

Popular Village Location in Holme  
Well Presented Through Out  
Rear Yard and Divorced Garden  
Good Sized Bedrooms  
Split Over Three Floors  
Perfect First Time Buy or Family Home  
Close to a Well Regarded Primary School  
Nearby Bus and M6 Links  
On Street Parking  
Superfast Broadband Available\*



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Superfast  
Broadband



On Street Parking

Property Reference: C2474



Living Room



Kitchen



Bedroom One



Bedroom Two

The living room features a log burner as a focal point, adding a cosy touch, complemented by rustic beams and plenty of room for your furniture needs.

Continue into the modern kitchen, thoughtfully designed with a range of shaker-style base and wall units paired with a marble-effect worktop. It features integrated appliances, including a Zanussi gas hob, oven, and extractor, as well as plumbing for a washing machine and space for a fridge freezer. Stylish grey flooring and a tiled backsplash complete the look, with access to the yard area.

Split over three floors this property offers spacious accommodation throughout. The first floor features the main bedroom, a well-proportioned double, alongside a modern bathroom. Stylishly finished, the bathroom includes grey flooring, tiled grey walls, a toilet, pedestal sink, bath with an overhead shower, and a convenient linen cupboard.

Continue to the second floor to discover two more bedrooms, perfectly completing this family home. This level includes a second double room and a generously sized single room, both offering a blank canvas to make your own.

Externally, you will find a patio yard with space for seating, which also provides neighbours access to their properties. A shared pathway leads to the divorced garden, featuring a garden shed and a lawned area bordered by mature shrubs and plants.

#### Accommodation with approximate dimensions

Living Room 12' 8" x 12' 0" (3.86m x 3.66m)

Kitchen 9' 4" x 11' 9" (2.84m x 3.58m)

Bedroom One 10' 9" x 12' 1" (3.28m x 3.68m)

Bedroom Two 12' 6" x 12' 0" (3.81m x 3.66m)

Bedroom Three 10' 11" x 6' 10" (3.33m x 2.08m)

## Property Information

**Tenure** Freehold

**Council Tax** Band B

**Services** Mains gas, water and electricity. Superfast broadband available.

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

**Directions** From the Hackney & Leigh Carnforth office travel up Market Street, turn left at the traffic lights onto the A6 North. Follow the road out of Carnforth and at the 3rd roundabout, take the A6070 to Burton in Kendal. Proceed on that road for over 3 miles passing through Burton in Kendal then take a left turning onto Burton Road, signposted Holme. Follow that road into the centre of the village and the property can be found on the right hand side.

**What3Words** ///passport.magazines.yappy

**Viewings** Viewings - Strictly by appointment with Hackney & Leigh Carnforth 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).



Bedroom Three



Bathroom



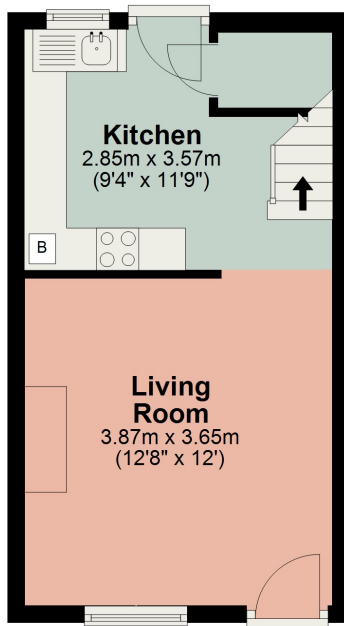
Rear Yard



Detached Garden

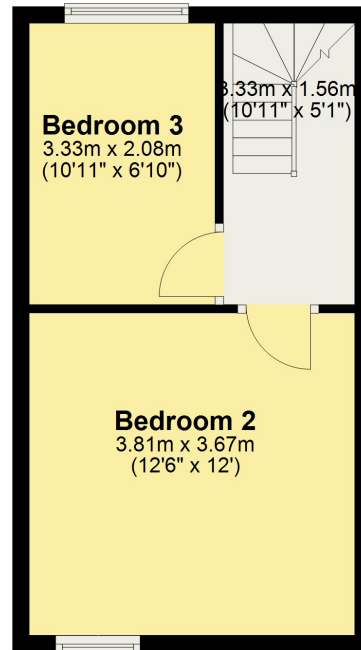
## Ground Floor

Approx. 24.7 sq. metres (265.5 sq. feet)



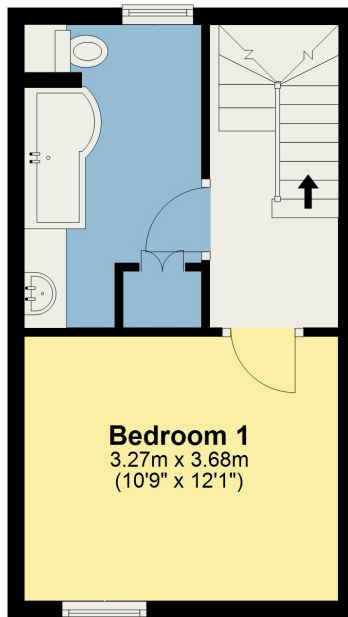
## Second Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.8 sq. feet)



Total area: approx. 77.1 sq. metres (829.9 sq. feet)

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. REF: Plan produced using PlanUp.

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 18/11/2024.

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