



4 Milfield Terrace

Back Lane, Staveley LA8 9LR

£225,000

4 Milfield Terrace

Back Lane, Staveley

GUIDE PRICE £225,000+

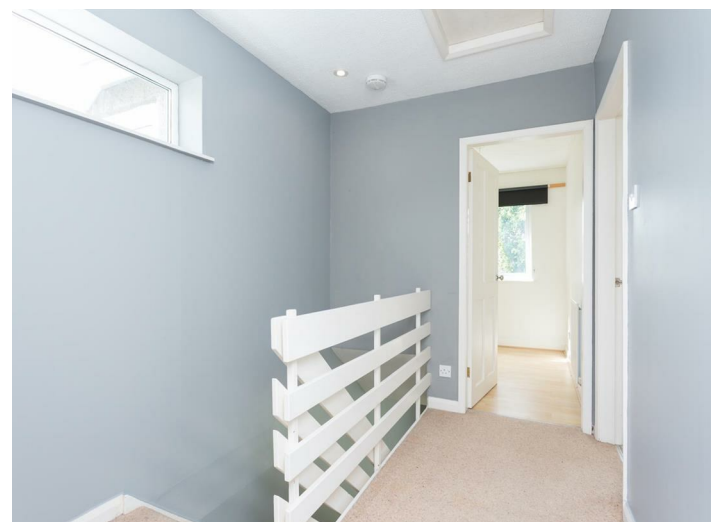
FOR SALE BY AUCTION ON THURSDAY 8TH DECEMBER AT THE HALSTON CARLISLE, 12 NOON
Rare opportunity to purchase a spacious 3 bedroom mid terrace house which occupies a convenient position in the centre of Staveley with a garage. 4 Milfield Terrace is fully double glazed with private gardens to both front and rear with accommodation briefly comprising of kitchen, lounge/diner, three bedrooms and a family bathroom. This property will appeal to a wide range of buyers including, families looking for a permanent home, first time buyers looking to get onto the property ladder or as an investment property.





Rare opportunity to purchase a spacious 3 bedroom mid terrace house which occupies a convenient position in the centre of Staveley with a garage. 4 Millfield Terrace is fully double glazed with private gardens to both front and rear with accommodation briefly comprising of kitchen, lounge/diner, three bedrooms and a family bathroom. This property will appeal to a wide range of buyers including, families looking for a permanent home, first time buyers looking to get onto the property ladder or as an investment property.

The property is located within the heart of Staveley village centre. The village has a thriving sense of community and is one of the most popular villages in the Lake District. The village has excellent amenities including a local brewery, shops, cafes, a pub, a primary school, a theatre, a village hall, a church and a variety of leisure and recreational facilities. Staveley railway station is on the Windermere to Kendal line with a direct links to Oxenholme for the London to Glasgow West Coast line. Staveley is also convenient for Windermere, Ambleside and within 15 minutes of junction 36 of the M6 motorway.



Directions

From our Windermere office head towards Staveley on the A591 taking the first left into Staveley. Proceed towards the village centre approaching the village hall and bus stop continue round and take the next left hand turn into Back Lane and Millfield Terrance can be found on the right hand side.

Entrance Porch

Cloak area, with storage cupboard with shelving and door to L-shaped dining lounge.

Lounge/Diner

23'6" x 15'3"

UPVC full height window to the front of the property, radiator, TV and telephone point, stairs to first floor. Dining area, with laminate flooring, radiator, door to kitchen and glazed doors out to the rear garden.

Kitchen

9'8" x 7'5"

A range of fitted base units with complementary work surfaces, ceramic tiled splash back, stainless steel sink and drainer, electric oven with gas hob and extractor hood over. Wall mounted boiler providing central heating and domestic hot water, UPVC window over looking the rear garden.

Stairs from lounge to first floor.

First Floor

Landing with loft access, single radiator, UPVC window.

Bedroom One

14'1" x 8'5"

Double bedroom with UPVC double glazed window to the front of the property, fitted double wardrobe and radiator.

Bedroom Two

9'1" x 8'5"

Small double with UPVC double glazed window to the rear of the property, fitted wardrobe, single radiator.

Bedroom Three

8'1" x 6'5"

Single bedroom with UPVC double glazed window to the front of the property, single radiator.





Bathroom

Three piece suite comprising shower over bath, pedestal wash hand basin and WC. Fitted with radiator, UPVC window, extensive range of ceramic wall tiles and tiled floor.

Outside

Picket gate and picket fence leads to pathway up to the entrance to the property, front garden mainly laid to lawn with conifer borders. Rear garden mainly laid to lawn with a decked seating area, screened by fencing and a mature conifer hedging.



Garage

Located adjacent to Millfield Terrace and accessed easily via the rear access lane by foot, the property owns a single garage in a row of 5. This garage has an up and over door.

Council Tax Band

C

Services

All mains connected. Gas central heating.

Tenure

Freehold



Ellerthwaite Square, Windermere, Cumbria, LA23 1DU

t 015394 47717

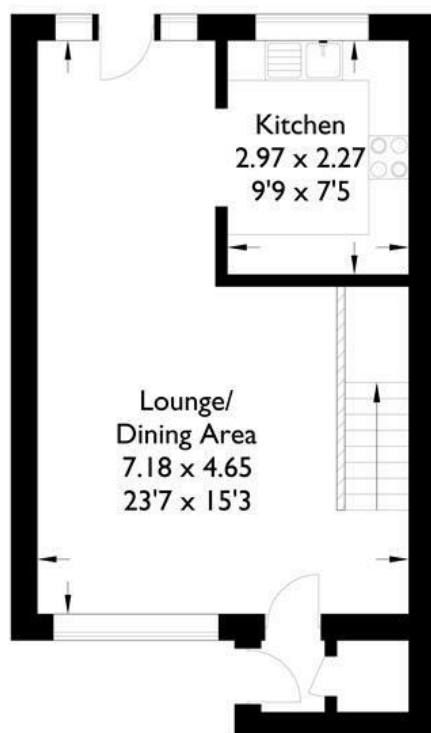
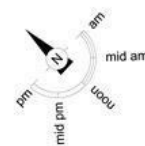
e sales@matthewsbenjamin.co.uk w www.matthewsbenjamin.co.uk

MATTHEWS
BENJAMIN

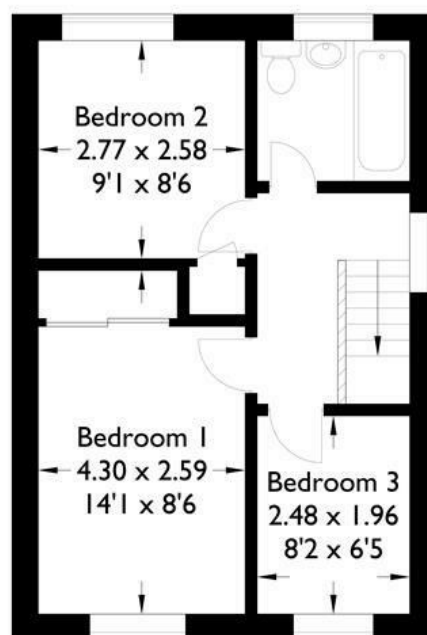
4 Milfield Terrace

Approximate Gross Internal Area : 69.04 sq m / 743.14 sq ft

Total : 69.04 sq m / 743.14 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.