



**POOLE
TOWNSEND**

Park Road, Milnthorpe, LA7 7RE

£93,500

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Available at 85% of full market value under a low-cost occupancy scheme, this fantastic coach house is an excellent opportunity for first-time buyers looking to get onto the property ladder. The property features a bright open-plan living area with views over the local sports field and park, along with a spacious double bedroom and a modern bathroom. Additional benefits include a useful storage cupboard, triple glazing and a garage beneath the property, complete with lighting and power, ideal for secure parking or extra storage. Conveniently located close to local amenities, transport links, and Dallam Deer Park, this home is perfectly suited for a single buyer or a couple. Please note: Local occupancy restrictions apply.

Directions

For Satnav users enter: LA7 7RE

For what3words app users enter: brisk.stooping.evening

Location

Bela Forge is situated to the centre of Milnthorpe and sits to the edge of the playing fields, near to the River Bela allowing access to recreational facilities and picturesque walks. The development has been set up into a community styled theme with further access to nearby amenities within the market town of Milnthorpe, including Booths superstore and the Market Place.

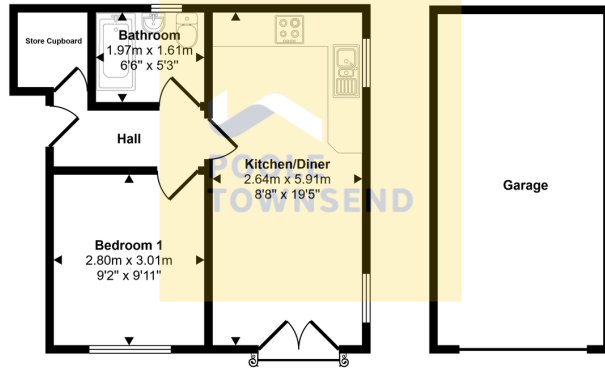
Description

Accessed via a communal entrance with stairs rising to the first floor, this apartment benefits from its own private front door opening into a welcoming entrance hallway. The hallway provides access to all rooms and includes a useful storage cupboard, ideal for household items.

The open-plan reception room spans the full depth of the property, creating a bright and spacious living, dining, and kitchen area with views overlooking the recreational ground. The lounge area is enhanced by glazed patio doors opening onto a Juliet balcony, allowing for plenty of natural light and a pleasant outlook. The



Approx Gross Internal Area
51 sq m / 544 sq ft

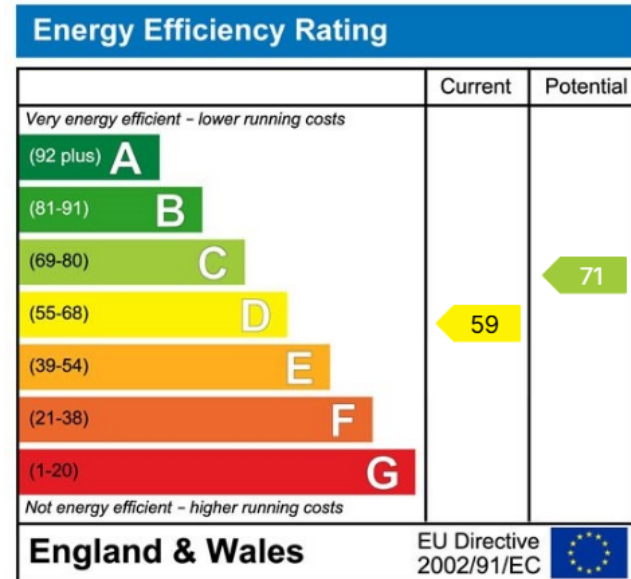


First Floor
Approx 34 sq m / 361 sq ft

Garage
Approx 17 sq m / 184 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Low Cost Affordable YHome
- Local Occupancy Clause Applies
- Bright Open Plan Living Kitchen
- Spacious Double Bedroom
- Modern Bathroom
- Views To Sports Field
- Single Garage
- Close to Amenities
- Ideal First Time Buy
- Freehold



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