



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 13 Firs Close - Milnthorpe





## Features

- A Local Occupancy clause applies
- Three good sized bedrooms with differing elevated views
- Located in a popular residential area
- Lovely elevated views to the front and rear
- Generous, private gardens to enjoy
- Located close to local amenities and transport links

A well-presented and generously proportioned family home, offering a blend of comfort, style and practicality, complemented by excellent storage throughout. Ideally situated in a popular residential location, the property is conveniently close to local shops and transport links. Internally, the accommodation comprises three well-proportioned bedrooms, together with a dedicated office or hobby room, making it an ideal choice for those working from home or requiring a quiet study space. There is also a dual-aspect living room, a well-equipped kitchen, and a family bathroom. Boasting private, enclosed gardens to

both the front and rear, the home offers a high degree of privacy alongside versatile outdoor spaces for all the family to enjoy. To the rear are delightful suntrap seating areas, perfect for relaxing in the morning sunshine, while the front garden benefits from evening sun – ideal for unwinding at the end of the day. The property also enjoys lovely views over Dallam Park, creating a peaceful and picturesque setting. Please note that a local occupancy clause applies to the property. Milnthorpe is a bustling village offering a great selection of local amenities as well as a nursery, primary school and secondary school which are all

within five minutes walking distance of the property. The M6 motorway can be reached within 10 minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, an opticians, a petrol station, a vets and much, much more and plays host to an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs. There is a supermarket, 2 pubs, several independent shops and a variety of eateries.



## GROUND FLOOR

**Entrance porch** - The enclosed porch provides an ideal space for hanging coats and keeping footwear neatly organised before entering the main living accommodation.

**Hallway** - The hallway creates an inviting first impression, providing a warm and welcoming transition into the home. It offers useful space for storage and leads through to both the living room and kitchen, with access to the staircase rising to the first floor.

**Lounge** - A spacious living room extending the full depth of the home, benefitting from dual-aspect views that allow an abundance of natural light to fill the space. The room enjoys far-reaching views over the rooftops towards Dallam Park, and is further enhanced by a gas fire set within a wooden surround, creating a warm and inviting focal point.

**Kitchen** - A spacious kitchen fitted with an extensive range of wooden base and wall units, providing excellent storage throughout. The room comfortably accommodates a dining area, making it ideal for family meals. Further storage is available in a practical understairs cupboard, with space for a fridge and freezer, as well as a separate pantry cupboard. The kitchen also enjoys pleasant rear-facing views over the garden and offers space for a freestanding cooker with an extractor above.



Office - A former brick outhouse, thoughtfully converted into a practical home office, hobby, or workshop space. The room is well-equipped with heating and lighting, creating a comfortable and highly functional environment, complemented by a tiled floor and front-facing views.

Store room - A highly practical additional space with provision for a washing machine and housing the boiler, complemented by a window that allows natural light to filter in.

#### FIRST FLOOR

Bedroom 1 - A generously sized principal bedroom featuring a built-in cupboard for integrated storage, along with two windows that capture open, elevated views towards Dallam Park and beyond.

Bedroom 2 - A well-proportioned double bedroom featuring a built-in cupboard for convenient storage, complemented by side-facing views.

Bedroom 3 - A bright, rear-aspect single bedroom with elevated outlooks.

Bathroom - A modern bathroom featuring a bath with overhead electric shower, WC and hand basin set within a vanity unit providing useful storage. The room is light-filled, with tiled walls and flooring, and benefits from a heated towel rail for added comfort.

Landing - Leading to all first-floor rooms, the landing features a rear-facing window overlooking the garden, two spacious storage cupboards on either side, and access to the attic.

#### Externally

A gate opens into the private front garden, which features lawned areas to either side of a path leading invitingly to the front door. There is space to sit and enjoy the garden, which is bordered by a mature hedge providing privacy. The path continues along the side of the property into the rear garden, where there is a useful storage shed and a patio area immediately outside the house, ideal for relaxing. Steps lead up to a raised lawn, again enclosed by mature hedging for added privacy and with space for all the family to enjoy.



#### Useful Information

Tenure - Freehold.

Council tax band - B (Westmorland and Furness Council).

Heating - Gas central heating.

Drainage - Mains.

Please note that a Local Occupancy clause applies to this property.

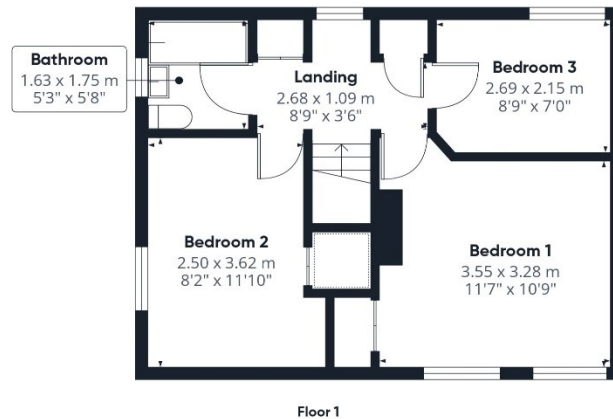
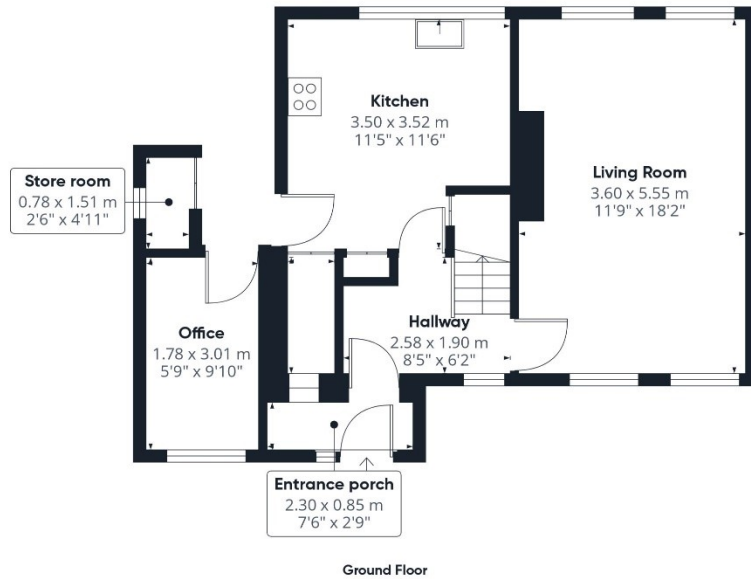
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Approximate total area<sup>(1)</sup>  
82.4 m<sup>2</sup>  
887 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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