



# Milnthorpe

£325,000

47 Firs Road, Milnthorpe, Cumbria, LA7 7QF

A well-presented and thoughtfully extended four-bedroom semi-detached home, situated in the popular town of Milnthorpe. The property benefits from off-road parking, a garage, and a private garden, providing excellent outdoor space.

Inside, the home has been tastefully updated to offer modern and comfortable living, including a spacious kitchen-diner ideal for both family life and entertaining, as well as a separate utility room for added practicality. Please note that local occupancy restrictions apply.

## Quick Overview

- Extended Four Bedroom Semi-Detached House
- Modern Kitchen Diner
- Separate Utility Room
- Off Road Parking
- Garage
- Subject to a Local Occupancy Clause
- Perfect Family Home
- Sought After Location, Close to Local Amenities
- Close to Transportation Links
- Ultrafast Broadband Available\*



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TBC



Ultrafast\*  
Broadband



Garage & Off  
Road Parking

Property Reference: AR2687



Hallway



Living Room



Kitchen Dining Room



Utility Room

Milnthorpe is a vibrant large village with excellent amenities, including schools for all ages within walking distance, doctors' surgeries, dental practices, a pharmacy, vets, independent shops, pubs, cafés, and a supermarket. The M6 is just 10 minutes away, and a regular bus service connects Lancaster to Keswick, making it ideal for both commuting and leisure.

Step into a welcoming entrance porch, offering practical space for storing logs and muddy footwear, leading through to a spacious entrance hallway with ample room for coats and shoes.

To the left, the charming living room enjoys dual-aspect windows to both the front and rear, creating a bright and airy feel. A wood-burning stove set on a slate hearth with a wooden mantel provides an attractive focal point.

To the right of the hallway lies a modern and generously proportioned kitchen/diner, ideal for both everyday living and entertaining. This space features a central island with additional storage, complemented by a comprehensive range of wall, base and display units with coordinating worktops. Integrated appliances include a Neff eye-level double oven, Neff five-ring gas hob with extractor over, and a one-and-a-half bowl stainless steel inset sink with drainer. There is also a wine fridge, space and plumbing for an American-style fridge freezer, and a useful storage cupboard.

Leading off the kitchen is a well-appointed utility room, fitted with a range of base units and worktop, stainless steel sink and drainer, and space and plumbing for a washing machine and tumble dryer. Additional features include a Vaillant gas boiler, ladder radiator, and a convenient WC.

Stairs rise from the hallway to the first floor, where the landing offers two storage cupboards and a charming window seat. The principal bedroom benefits from an over-stairs cupboard, upright radiator, built-in shelving, and a front-facing window. Bedroom two is a spacious double with built-in wardrobes, while bedroom three is also a double and includes an over-stairs cupboard. Bedroom four is a comfortable single room.

The family bathroom is stylishly fitted with a vanity sink unit incorporating a concealed cistern WC, a bath with shower screen, overhead shower with rainfall attachment, and a ladder-style towel radiator.

Externally, the front of the property is well screened and mainly laid to lawn, with a wood storage shed. To the side, there are two additional wooden sheds, a graveled area leading to the garage, and off-road parking.



Kitchen Dining Room



Bedroom One



Bathroom



Bedroom Two



Bedroom Three



Bedroom Four

#### Accommodation (with Approximate Dimensions)

**Living Room** 11' 9" x 18' 2" (3.58m x 5.54m)

**Kitchen Dining Room** 18' 7" x 11' 7" (5.66m x 3.53m)

**Utility Room** 5' 8" x 9' 9" (1.73m x 2.97m)

**Bedroom One** 11' 11" x 10' 10" (3.63m x 3.3m)

**Bedroom Two** 9' 4" x 10' 9" (2.84m x 3.28m)

**Bedroom Three** 5' 7" x 14' 8" (1.7m x 4.47m)

**Bedroom Four** 8' 10" x 7' 2" (2.69m x 2.18m)

**Garage** 17' 3" x 17' 9" (5.26m x 5.41m)

#### Property Information

**Services** Mains gas, water and electricity.

**Council Tax Band B** Westmorland and Furness Council.

**Tenure** Freehold (Vacant possession upon completion). Subject to a local occupancy, please contact the office for further details.

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

**Directions** From Milnthorpe traffic lights proceed east onto Main Street turning right at the top of the hill past the church, you should now be on Firs Road. Follow the road, passing the Primary School on the left and bear left, you will find 47 Firs Road on the left just before the turning to Firs Close.

**What3Words** ///ranks.swimsuits.present

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti-Money Laundering Regulations** 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



47 Firs Road



Garage and Off Road Parking



47 Firs Road



Off Road Parking

Request a Viewing Online or Call 01524 761806

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01524 761806** or request online.

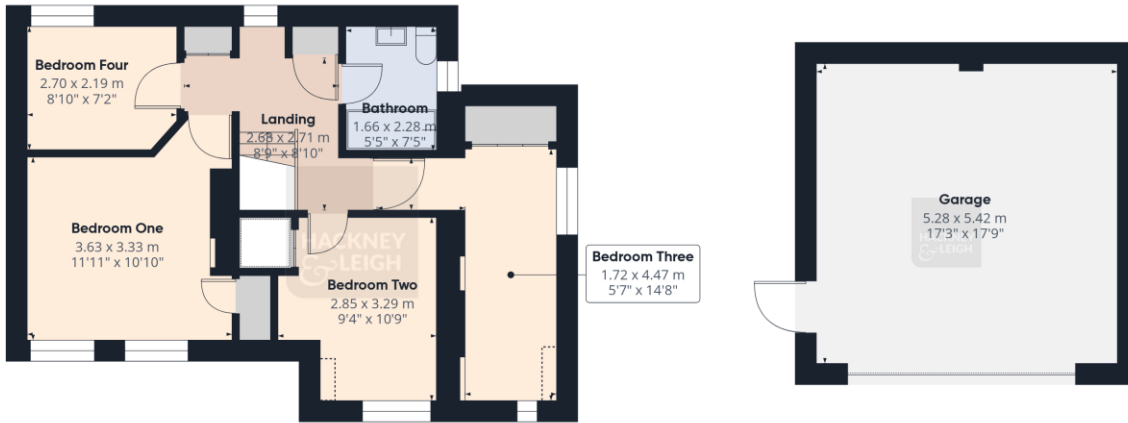
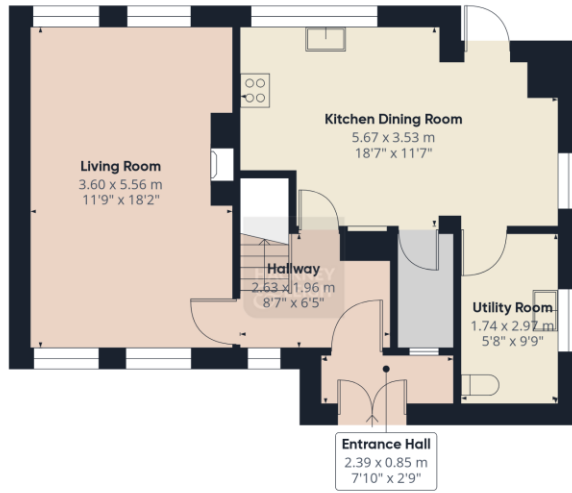


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**Approximate total area<sup>(1)</sup>**  
129.3 m<sup>2</sup>  
1392 ft<sup>2</sup>

**Reduced headroom**  
0.5 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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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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 13/04/2026.