



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 131a Church Street - Milnthorpe





## Features

- Three bedrooms, one on the ground floor
- No onward chain
- Beautiful elevated views of surrounding area
- Opportunity to renovate and add value
- Single floor living if required
- Driveway for one vehicle
- Bright accommodation throughout

Occupying an elevated position on the outskirts of Milnthorpe, this three-bedroom semi-detached home enjoys lovely open views and offers light, bright accommodation throughout. The property benefits from a generous front garden, a low-maintenance rear courtyard and the convenience of a driveway. Well-proportioned and filled with natural light, the home presents an exciting opportunity for a buyer to modernise and create a personalised space while adding

value. Its position, outlook and potential make it an appealing option for first-time buyers, families or those looking for a project in a sought-after location.

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 - A bright entrance space, filled with natural light and designed as a practical area to remove boots and shoes before stepping into the main house.

Hallway - Providing access to all the main living areas and with a wooden staircase rising to the first floor.

Living room/ dining room - A generous room extending the full depth of the home, enjoying elevated front-facing views over the garden towards open countryside, as well as a pleasant rear aspect. Naturally bright throughout, it features a gas fireplace and a defined dining area, thoughtfully zoned with wooden flooring and comfortably accommodating a dining table.

Kitchen - A naturally bright kitchen with side-facing views, fitted with a range of pine base and wall units and offering generous work-surface space. The layout currently accommodates a standalone cooker, washing machine and fridge-freezer. A small porch area just off the kitchen provides access out to the rear courtyard.



Bedroom 1 - A spacious double bedroom featuring a generous picture window with elevated front-facing views. Two alcoves with fitted shelving provide useful storage space, and there is plenty of room for additional bedroom furniture.

Bathroom - Fitted with a white suite comprising a WC, hand basin and bath, with tiled splashbacks and a window providing good natural light.

Workshop/ store room - Housing the boiler, this versatile space is a superb addition, offering scope for use as a workshop, hobby room or store, with light and power connected. A window provides natural light, and access is gained via an internal door from the kitchen area.

#### FIRST FLOOR

Bedroom 2 - A well-proportioned bedroom enjoying elevated dual-aspect views, offering excellent natural light and fitted storage.

Bedroom 3 - A third bright bedroom enjoying elevated dual-aspect views and an abundance of natural light.

Landing - Leading to both first-floor bedrooms, this landing features a window with elevated rear-facing views across the countryside beyond.

#### Externally

The front garden is mainly laid to lawn, with a stepping-stone path leading up from the main road to the front door. It is enclosed by fencing to either side, with flower beds featuring mature shrubs and trees that add colour and interest. From here, elevated views of the surrounding area can be enjoyed, and a path leads around to the rear. To the rear, a low-maintenance courtyard has steps rising to the parking area, which includes a gravelled parking space.



#### Useful Information

Tenure - Freehold.

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

Property built - 1954.

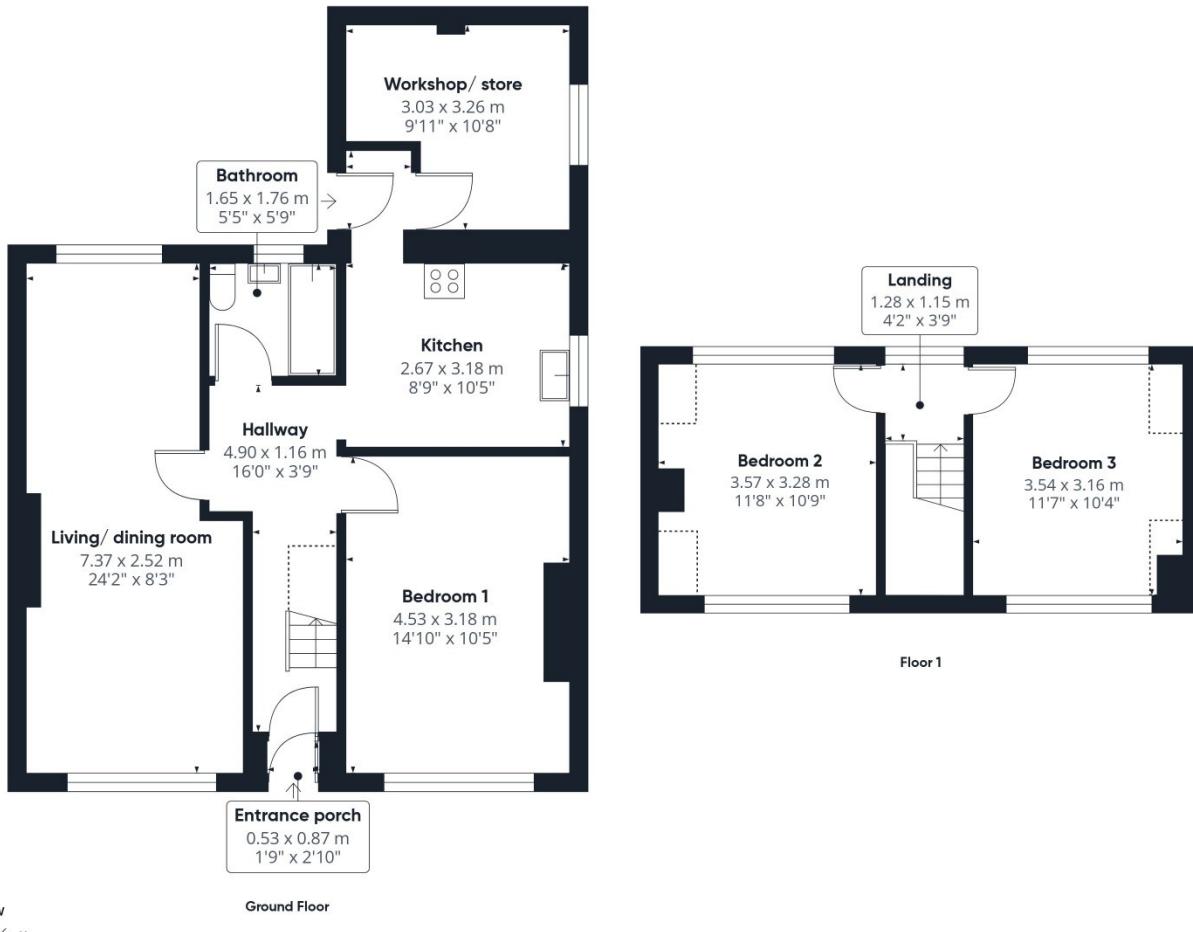
Heating - Gas central heating.

Drainage - Mains.

What3Words location - ///logic.assembles.cashier.



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#### Approximate total area<sup>(1)</sup>

87.6 m<sup>2</sup>  
942 ft<sup>2</sup>

#### Reduced headroom

3 m<sup>2</sup>  
32 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.

GIRAFFE360

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