



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

27 Bela Forge - Ackenthwaite





Features

- Two bedroom semi detached home
- Bright, open plan living/ dining room
- Allocated parking space for one vehicle
- Located close to transport links and local amenities
- Please note that a Local Occupancy clause applies

A great opportunity to purchase a two-bedroom semi-detached home in Milnthorpe, ideally positioned close to Dallam Park for scenic country walks and local amenities. The property features a well-equipped, front-facing kitchen and a bright open-plan living/dining room with doors leading directly out to the garden. Upstairs are two bedrooms and a bathroom, and the home also benefits

from an allocated parking space for one vehicle. Please note that a Local Occupancy clause applies - section 106 (92.95% Ownership). Milnthorpe is a bustling village offering a wide range of local amenities, including a nursery, primary and secondary schools all within a five-minute walk. The M6 motorway is accessible within 10 minutes, and a regular bus service runs seven days a week from

Lancaster to Keswick in the Lake District. The village also offers two doctors' surgeries, two dental practices, a pharmacy, an opticians, a petrol station, a vets, and a host of social activities for all ages. Additional amenities include a supermarket, two pubs, several independent shops, and a variety of eateries.



GROUND FLOOR

Entrance hallway

A bright entrance hall welcomes you into the property, complete with a built-in cupboard ideal for keeping shoes and coats neatly out of sight. The wooden flooring continues through to the kitchen, creating a seamless flow.

Kitchen

With its modern wood flooring, the kitchen features an excellent range of cream shaker-style base and wall units paired with wood-effect work surfaces. There is an integrated oven and grill, electric hob and extractor hood above along with space for a washing machine and a tall fridge freezer. A front-facing window brings in natural light and offers pleasant views.

Living/ dining

Positioned at the rear of the property, this spacious and versatile room provides ample space for both living and dining areas. A centrally positioned log burning stove creates a charming focal point. The room is accessed via the kitchen and benefits from French doors opening onto the garden. Stairs rise to the first floor with a useful understairs storage cupboard.



FIRST FLOOR

Bedroom 1

A generously sized double bedroom located at the rear of the property, benefitting from ample built-in wardrobe storage. There is also an additional cupboard housing the hot water cylinder, which can be used as a useful airing cupboard. The room enjoys views over the rear of the property.

Bedroom 2

Located adjacent to the bathroom, this bright single bedroom could also be used as a nursery, office or hobby room.

Landing

Providing access to both bedrooms and the bathroom, with access to the loft.

Bathroom

A bright bathroom featuring a bath with an overhead shower, WC, hand basin, and tiled splashbacks.



Externally

The property is accessed from the pavement with hedging to the front boundary. The rear garden is an enclosed and sunny space, surrounded by fencing, with a lawn area and a stone chipping section perfect for outdoor seating. Located just behind the garden fence is a convenient allocated parking space for the property.

Useful Information

House built - 1992.

Tenure - Freehold.

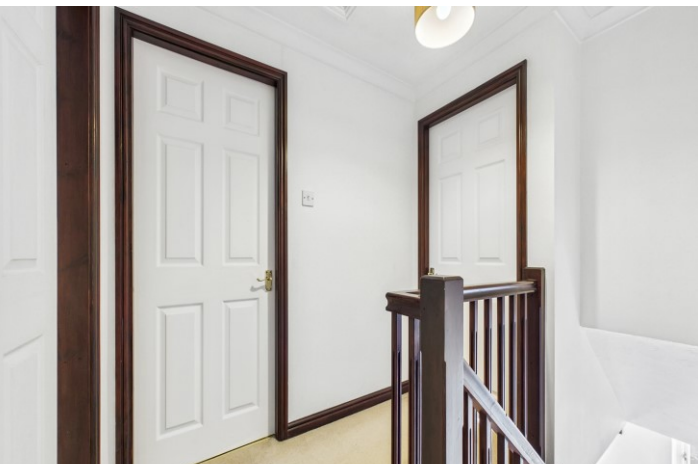
Council tax band - B (Westmorland and Furness Council).

Local Occupancy clause applies - section 106 (92.95% Ownership).

Heating - Electric heaters.

Drainage - Mains.

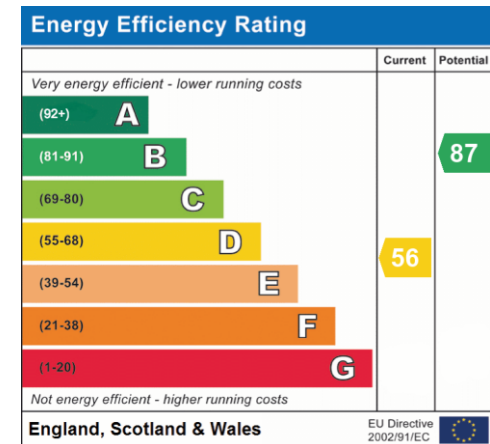
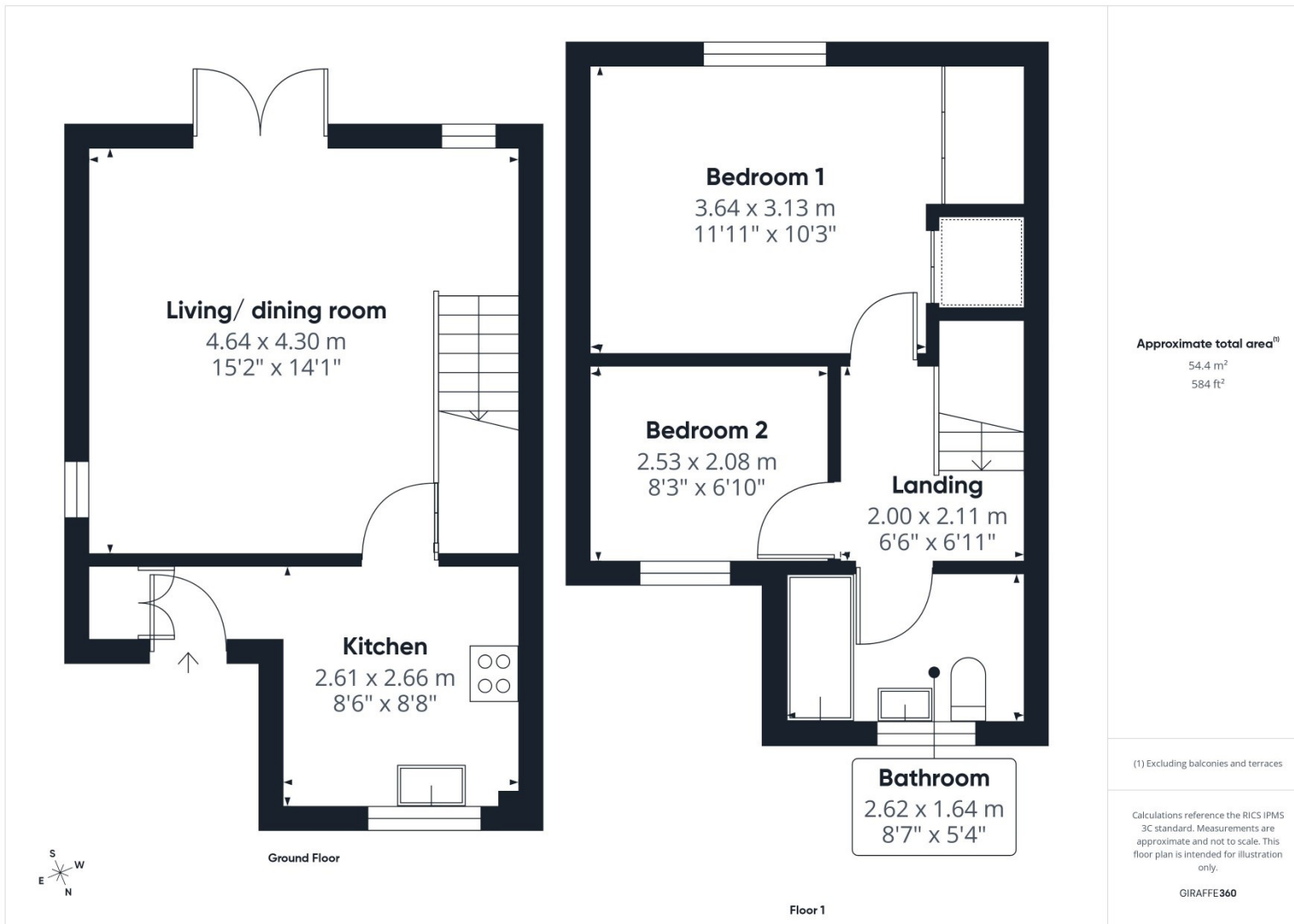
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