



2 THE MALTINGS, WHITTINGTON

£199,995





2 THE MALTINGS, WHITTINGTON, CARNFORTH, LA6 2NJ.

Superb 2 bedroomed cottage style property, located in this popular small development located in the centre of Whittington Village approximately 2 miles from Kirkby Lonsdale.

Manageable accommodation laid over 2 floors with ground floor lounge and kitchen plus first floor 2 bedrooms and bathroom.

Outside small rear garden and private parking space.

Well decorated and presented with double glazed windows and gas fired central heating.

Ideal cottage for a first-time buyer, second home, holiday cottage or investor.

The property has been let as a long-term basis with no void periods for many years and is now offered due to a change in circumstances available with no onward chain.

Whittington is a pretty Lune Valley village with local amenities available in the popular market town of Kirkby Lonsdale.

Well worthy of internal/external inspection to fully appreciate the size and location.

Kirkby Lonsdale has a wide range of independent shops, pubs and cafes including Booths Supermarket, plus a range of educational and recreation facilities.

Regular buses services to Lancaster/Kendal etc, plus from the Main Street in Whittington to Kirkby Lonsdale.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Breakfast /Kitchen.

First Floor

Landing, 2 Bedrooms, Bathroom.

Outside

Small Fore-Garden, Parking/Garden.

ACCOMMODATION

GROUND FLOOR:

Breakfast / Kitchen:

13'2" x 9'4" (4.01 x 2.84)

Range of kitchen base units with complementary work surfaces, wall units, stainless steel sink, gas hob, electric oven, staircase to first floor, solid external entrance door with slate canopy over. Two wooden double-glazed windows.





Lounge:

13'2" x 12'0" (4.01 x 3.65)

Upvc double glazed French doors, upvc double glazed window, wall mounted gas fire, under stairs store cupboard and radiator.

FIRST FLOOR:

Landing:

Access to 2 bedrooms and bathroom, bulkhead store cupboard and radiator.

Bedroom 1: rear

13'2" x 7'11" (4.01 x 2.41) plus 6'6" x 4'6" (1.98 x 1.37)

L-shaped double bedroom with two upvc double glazed windows and radiator.



Bedroom 2: Rear

6'7" x 9'7" (2.00 x 2.92)

Good sized single room with wooden double-glazed window and radiator.



Bathroom:

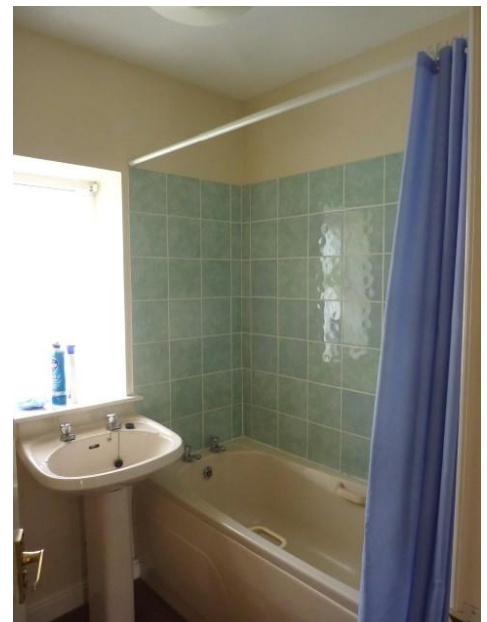
6'4" x 5'6" (1.93 x 1.67)

Three-piece coloured bathroom suite comprising bath with shower over, WC, pedestal wash hand basin, double glazed timber window and radiator.

Outside:

Front: Small walled fore garden covered entrance.

Rear: Open rear garden, Parking Space.



**Directions:**

Turn off the A65 at Kirby Lonsdale, first left turn Ingleton side, sign posted Whittington; proceed approximately 2 miles, go through Whittington village; The Maltings is on the right-hand side. A To For Sale Board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

All mains' services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that chances of flooding are very low.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

Lancaster City Council
Revenue Services
PO Box 4
Town Hall
Lancaster
LA1 1QR

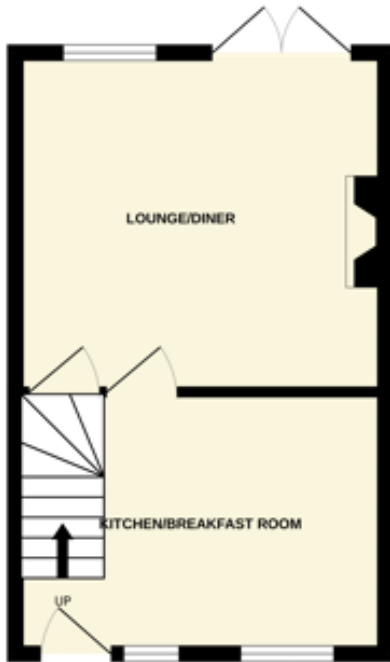
Council Tax Band 'B'

2, The Maltings Whittington CARNFORTH LA6 2NJ		Energy rating C
Valid until 15 July 2030	Certificate number 0446-2822-6130-2400-5845	

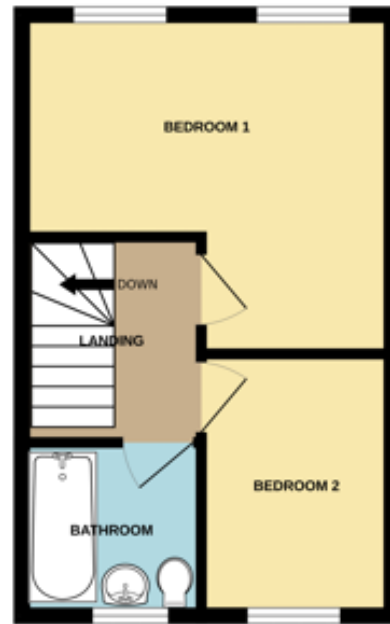
Property type	Mid-terrace house
Total floor area	55 square metres



GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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