WATERHOUSE
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9 Firs Close – Milnthorpe



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Freehold £245,000







Features

- Extended three-bedroom semi-detached family home
- Spacious and versatile ground-floor accommodation with an extended kitchen and separate dining room
- Three double bedrooms, all benefitting from built-in storage
- Generous corner plot with gardens, patio and garden shed
- Offered With No Onward Chain

An excellent opportunity to purchase an extended three-bedroom semi-detached family home, occupying a generous corner plot in the desirable village of Milnthorpe, with exciting potential to modernise and make your own. The ground floor features a welcoming entrance hallway leading into a spacious living room at the rear of the property, enjoying pleasant views over the garden. The well-proportioned L-shaped dining room offers ample space for a family dining table and flows through to the extended kitchen. Fitted with an abundance of storage units, integrated appliances and contrasting worktops, the kitchen provides a practical and well-equipped space. There is also access to a useful rear porch, ideal for storing coats and shoes, along with a separate room housing the boiler, which offers potential to create a dedicated utility area or downstairs WC. To the first floor, there are three well-proportioned bedrooms, including two generous doubles. The bedrooms enjoy pleasant outlooks, with the second bedroom offering particularly lovely views towards Dallam Park. A family bathroom completes the accommodation, fitted with a bath and mains-fed shower over, vanity wash basin and WC. Externally, the property occupies a generous corner plot, with gardens laid predominantly to lawn, a patio area ideal for outdoor seating and a useful garden shed providing additional storage. With its extended layout, generous garden and exciting potential to modernise further and make it your own, this property would make a wonderful family home in the desirable village of Milnthorpe.









GROUND FLOOR

Entrance Hall - A welcoming entrance hallway accessed via the front porch, with stairs leading to the first floor and a doorway into the living room.

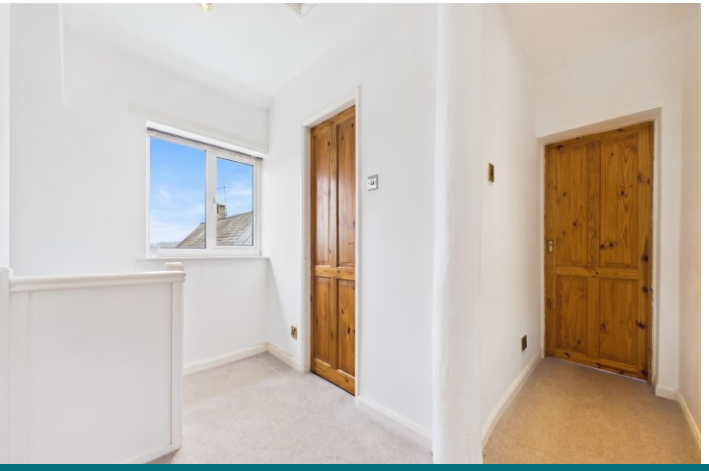
Living Room - A spacious rear-facing living room enjoying lovely views over the rear gardens through a large picture window, allowing plenty of natural light to fill the room. Featuring a gas fireplace with wooden surround and ample space for furniture.

Dining Room - A well-proportioned L-shaped dining room featuring a front-facing window, useful understairs storage and plenty of space for a dining table and chairs. The room connects seamlessly with the kitchen, offering a practical and sociable layout for family meals and entertaining.

Kitchen - Spacious and well-appointed, the kitchen forms a fantastic addition to the property, with an open layout flowing seamlessly into the dining room. The room offers a generous and practical space for everyday use, fitted with an abundance of wood-effect wall and base units, complemented by contrasting worktops and a tiled splashback. Integrated appliances include a single oven, a dishwasher and gas hob with extractor hood. There is also an integrated sink positioned beneath a window, with additional space for a washing machine. The kitchen further benefits from direct access to the rear porch and a separate utility room.







Utility Room - Located to the rear of the property, just off the kitchen, this room houses the boiler and offers potential to create a dedicated utility area or a convenient downstairs WC.

Rear Porch - Accessed from the kitchen, the rear porch provides useful additional space for storing coats, shoes and outdoor essentials, helping to keep the main living areas tidy.

FIRST FLOOR

Landing - A light and airy first-floor landing providing access to three bedrooms and the family bathroom, with a ceiling hatch offering access to the loft.

Bedroom One - A generous double bedroom featuring dual-aspect windows that fill the room with natural light and enjoy lovely views, together with a useful built-in storage cupboard.

Bedroom Two - A particularly spacious double bedroom extending across the width of the property, with windows overlooking both the front and rear, enjoying lovely views towards Dallam Park from the front. A useful storage cupboard with a hanging rail provides practical clothes storage.

Bedroom Three - Bedroom three enjoys a pleasant outlook over the rear of the property and benefits from a generous storage cupboard, making it a practical and comfortable additional double bedroom.

Bathroom - The family bathroom is fitted with a bath and mains-fed shower over, a vanity wash basin, WC and heated towel rail. Finished with attractive grey stone-effect tiling throughout and featuring a frosted-glass window for natural light and privacy.

Externally - Externally a pathway leads to the front porch, with a further path continuing around the side of the property through a gated entrance to the rear garden. Set on a generous corner plot, the rear garden is predominantly laid to lawn, with a patio area providing space for outdoor seating and a useful garden shed offering additional storage. The outdoor space also offers excellent potential for landscaping to suit individual tastes.

Useful Information

Tenure - Freehold.

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

Heating - Gas central heating (boiler installed 2018).

Drainage - Mains.

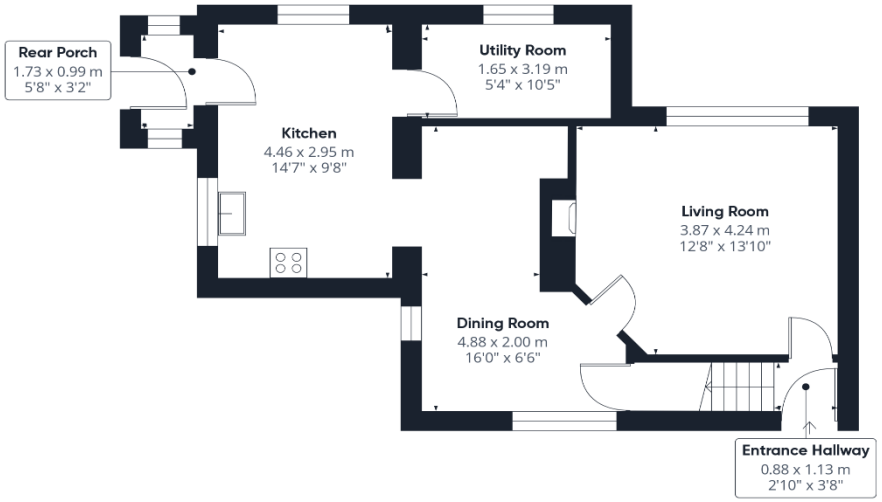
The house is double glazed and has cavity wall insulation.

Please note that a Local Occupancy clause applies to this property. The property is subject to Section 157 of the Housing Act 1985. As an ex-council property, purchasers must meet the Council's eligibility criteria, with at least one purchaser able to provide evidence of having lived or worked in Cumbria for the three years preceding the purchase. The property cannot be purchased as a second home or holiday let. The buyer's solicitor must apply to the Council for a Notice of Consent, currently subject to a fee of £188, payable by the purchaser. Prospective buyers are advised to seek independent legal advice regarding these restrictions.

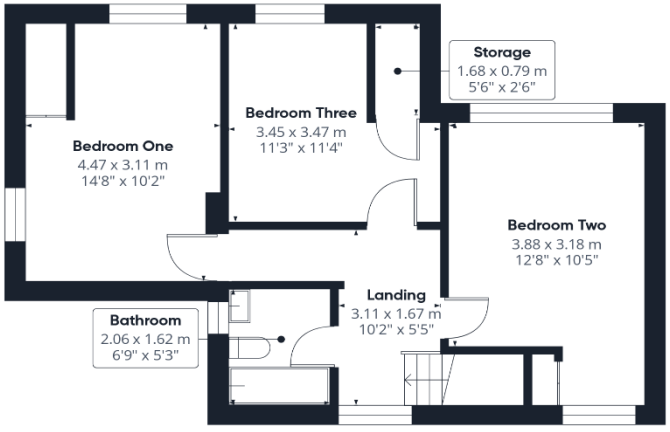
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Ground Floor



Floor 1



Approximate total area(1)

100.7 m²
1084 ft²

Reduced headroom

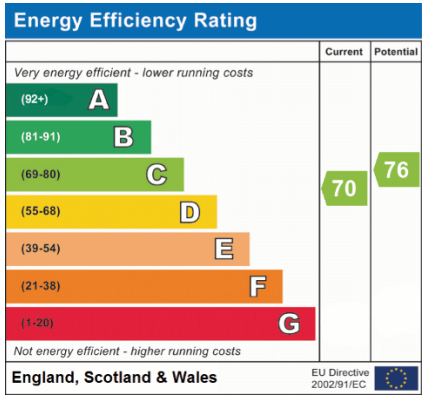
1.1 m²
12 ft²

(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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