



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

45 Church Street - Milnthorpe



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Freehold £240,000



Features

- Offered with no onward chain
- Open plan living with a full depth kitchen/ dining room
- Three characterful bedrooms
- Situated over 3 floors with versatile accommodation
- Full of original features and exposed stonework
- Two on road parking permits
- A spacious and secure rear garden to enjoy
- Located close to local amenities and travel links

Offered with no onward chain, this delightful three-bedroom terraced home is ready to move straight into and enjoy. Arranged over three floors, the property offers versatile and well-proportioned accommodation, with the lower ground floor providing excellent potential to create additional living space if desired. The ground floor features a spacious dual-aspect living room, complete with a cosy log-burning stove, creating a warm and inviting space for all the family. The kitchen/dining room is a fantastic social hub, with the kitchen positioned to the rear overlooking the garden and the dining area to the front, enhanced by an attractive exposed stone feature wall that adds character and charm. On the first floor

are three individually styled bedrooms, each offering its own unique appeal, together with a generous and luxurious four-piece family bathroom. The lower ground floor comprises a useful utility area and storage room, along with a further storage room incorporating a WC and direct access out to the rear garden. This flexible level offers excellent scope for a variety of uses, subject to a buyer's requirements. The secure rear garden is a wonderful space in which to relax and unwind, featuring a patio seating area ideal for outdoor dining and entertaining, alongside a lawn enclosed by attractive stone walling, creating a private and charming setting. 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

Living Room - Stepping inside, you are welcomed into the generous living room enjoying dual-aspect views to both the front and rear, creating a light and inviting atmosphere. Original character features include two original fire alcoves with attractive stone mantels above, one of which houses a log-burning stove, adding warmth and a cosy focal point to the room. With ample space for comfortable seating, it is an ideal setting for relaxing and spending time with family and friends. From here, steps lead up to the first-floor and a door leads through to the kitchen/ diner.

Kitchen/ Dining Room - A characterful and sociable open-plan room, ideal for modern family living and entertaining. Naturally divided into kitchen and dining areas, the space is flooded with natural light and benefits from a wooden floor that flows throughout, enhancing the sense of warmth and continuity. The kitchen enjoys pleasant, elevated views over the rear garden and is fitted with a range of cream farmhouse-style wall and base units complemented by wood-effect work surfaces. Integrated appliances include an induction hob with extractor hood above, oven, grill, fridge, slimline dishwasher, and a feature Belfast sink, creating a practical and attractive workspace. Beneath the stairs is a useful storage area, perfect for coats and bags, with a door leading down to the utility and cellar area. Positioned to the front of the property, the dining area benefits from a lovely bay window that fills the room with natural light. There is ample space for a family dining table, while an exposed stone feature wall and attractive alcove add further character and charm, making it a wonderful space for gathering with family and friends.

FIRST FLOOR





Bedroom 1 - A well-proportioned front-facing double bedroom, full of character and charm. The room features a beautiful exposed stone wall, a decorative fireplace alcove, and a deep-silled window that allows plenty of natural light to flood the space, creating a warm and inviting atmosphere.

Bedroom 2 - A spacious front-facing double bedroom featuring an attractive exposed stone feature wall and a deep-silled window that fills the room with natural light.

Bedroom 3 - A good-sized single/ small double bedroom enjoying views over the rear of the property. The room is enhanced by an attractive exposed stone feature wall.

Bathroom - A beautifully appointed four-piece family bathroom, fitted with a quadrant shower cubicle featuring a mains-fed shower with both rainfall and handheld attachments, a freestanding roll-top bath, WC, and wash hand basin. A window provides plenty of natural light, while a heated towel radiator adds comfort and practicality. An access hatch to the attic is also located within the bathroom.

Landing - A spacious and characterful landing, offering an impressive sense of space and providing access to all first-floor rooms. A half window allows natural light to flood the area, while the striking floor-to-ceiling exposed stone feature wall creates a stunning focal point.



LOWER GROUND FLOOR

Utility Room/ Storage - Accessed via stone steps from the kitchen, this versatile lower-ground-floor space provides a valuable extension to the living accommodation. Full of character, it features an original stone-flagged floor and a large picture window overlooking the rear garden, allowing plenty of natural light to enter. A door provides access to the front of the property, while a dedicated utility area is fitted with a Belfast sink and space for both a washing machine and tumble dryer. The boiler is also located here. Offering excellent storage potential, this flexible space could also serve as a workshop, hobby room, or practical utility area to suit a variety of needs.

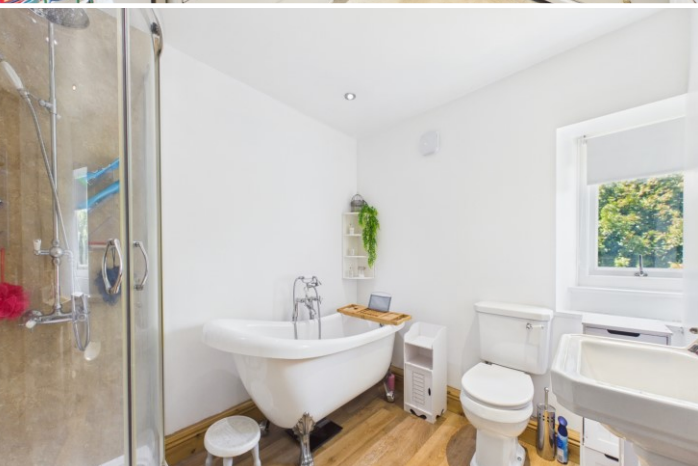
Cellar Room - Another additional room, offering superb versatility and ample storage space, with both light and power connected. A door provides direct access to the rear garden, making it particularly practical for outdoor living and gardening. There is also a separate WC fitted with a wash hand basin, providing a convenient facility for use after a day spent in the garden or for guests when entertaining outdoors.

Externally

The good sized rear garden provides a peaceful and private space to relax and enjoy the outdoors. A patio area adjacent to the house leads onto a well-maintained lawn, bordered by mature trees and attractive stone walls. Deep planted beds on either side add colour, texture and seasonal interest throughout the year. The property also benefits from two on-street parking permits, allowing convenient parking directly in front of the home.

Useful Information

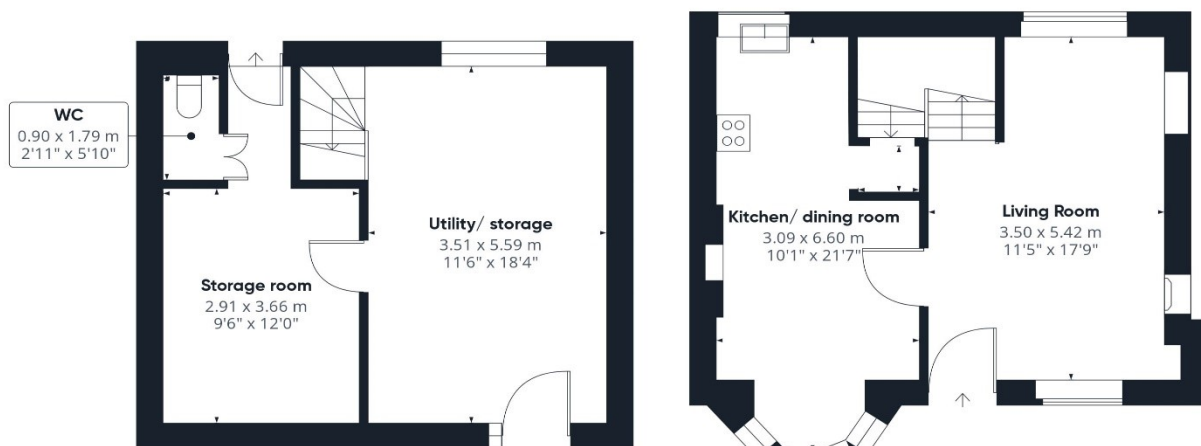
Property built - 1823.
 Tenure - Freehold.
 Council tax band - B (Westmorland and Furness Council).
 Heating - Gas central heating.
 Drainage - Mains.
 Parking - 2 residents permits.
 What3Words location - ///flirts.negotiators.headless.



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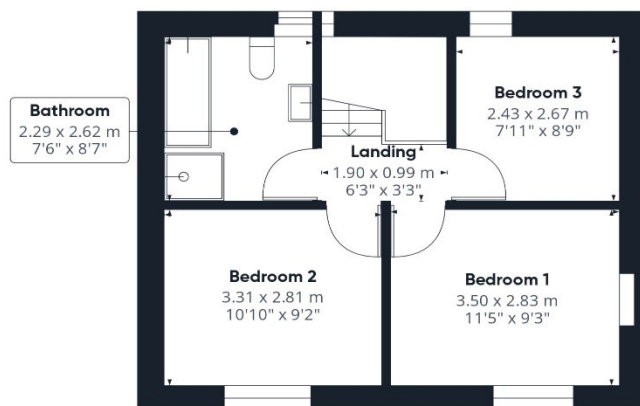


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Lower ground floor

Ground Floor



Floor 1

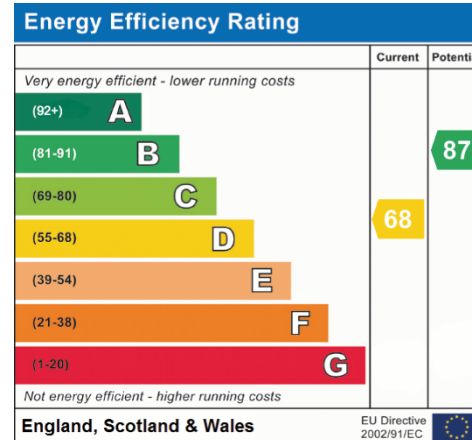
Approximate total area⁽¹⁾

106.7 m²
1149 ft²

(1) Excluding balconies and terraces

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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