



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

56 Ryleyfield Road – Milnthorpe





Features

- Ideal project for first-time buyers, investors or those looking to add value
- Two-bedroom first-floor apartment
- Offered With No Onward Chain
- Balcony with views over the rear gardens
- Generous front and rear gardens, with scope for landscaping and potential parking
- Excellent village amenities

A fantastic opportunity - this two-bedroom first-floor apartment in Milnthorpe is offered with no onward chain, gardens and a balcony, with scope for improvement. A bright entrance hallway provides access to the accommodation and balcony, with the kitchen fitted with a range of wall and base units, useful worktop space, pantry storage and a window overlooking the gardens. The generous front-facing living room enjoys pleasant countryside views and features a gas fireplace, with ample space for both seating and dining. There are two well-proportioned bedrooms, including a spacious double bedroom to the front with built-in wardrobes and an airing cupboard, while the

second bedroom overlooks the rear gardens and offers flexible use as a single bedroom, guest room, home office or hobby room. The bathroom is fitted with a panelled bath with shower attachment, wash hand basin and WC. Outside, the property benefits from generous gardens to both the front and rear. The front garden is laid with gravel, planting and shrubs, with potential to create additional parking, subject to any necessary consents. The good-sized rear garden offers plenty of scope for landscaping and creating an attractive seating or entertaining area. 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.



Hallway - A bright and welcoming entrance hallway with doors providing access to the kitchen and living room, together with a further door leading out onto the balcony.

Kitchen - A bright and functional kitchen featuring a range of fitted wall and base units, stainless steel sink and drainer positioned beneath the window, and useful worktop space. A pantry cupboard provides additional storage, with a doorway leading through to the hallway.

Living Room - A generous living room positioned at the front of the property, enjoying pleasant views towards the surrounding countryside. The room features a gas fireplace and offers ample space for both comfortable seating and a dining area.

Balcony - A useful balcony accessed directly from the entrance hallway, providing a pleasant outdoor space to sit and relax while enjoying views over the rear gardens.

Bathroom - A well-proportioned bathroom fitted with a panelled bath, shower attachment, wash hand basin and WC. The room benefits from a glazed window providing natural light, with tiled walls surrounding the bath.





Bedroom One - A spacious double bedroom positioned at the front of the property, enjoying lovely, elevated views. The room benefits from built-in wardrobe storage, together with a useful airing cupboard housing the hot water tank.

Bedroom Two - A versatile second bedroom overlooking the rear gardens, offering a flexible space that would work well as a single bedroom, guest room or hobby room.

Externally

The property benefits from generous external space to both the front and rear. The front garden is currently landscaped with a mixture of gravel, planting and shrubs, with potential to create additional parking, subject to any necessary consents. To the rear is a good-sized garden offering plenty of scope for landscaping and creating your own attractive seating or entertaining area.



Useful Information

Property built - 1950's.

Tenure - Leasehold.

Ground rent - £10 per annum.

Service charge varies between £576.00 - £594.00.

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

Drainage - Mains.

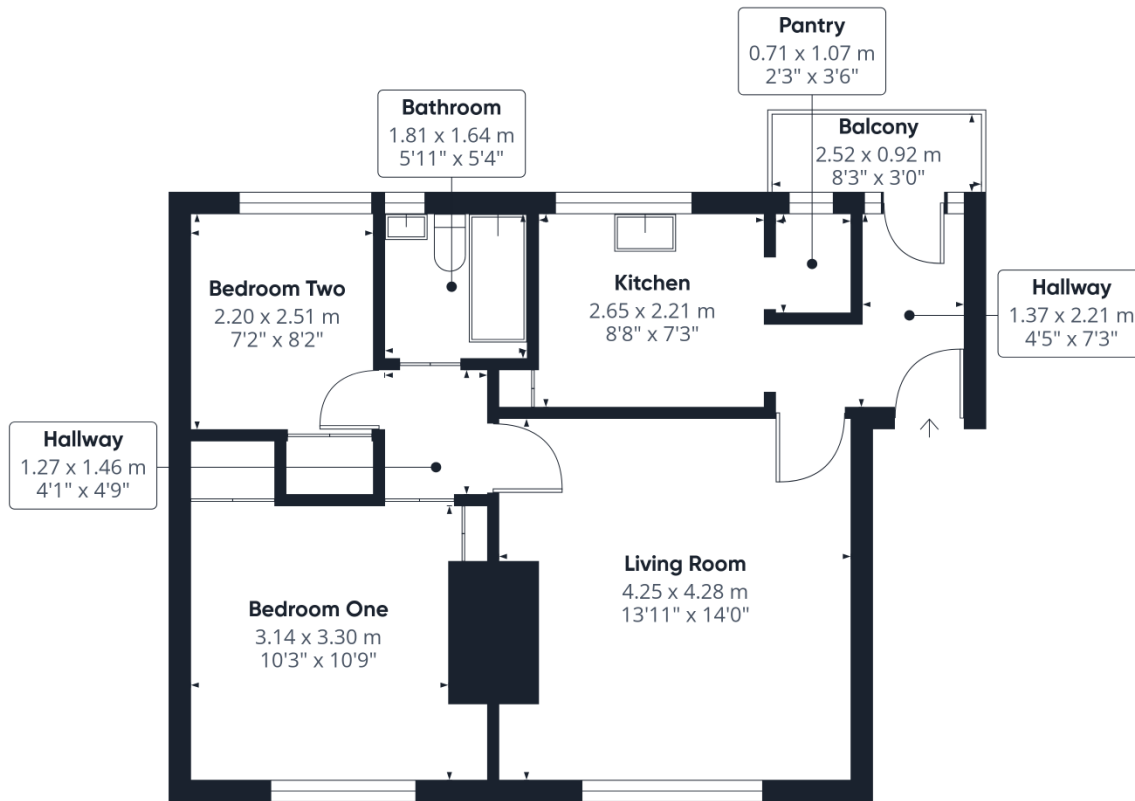
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Approximate total area^m

52.6 m²

565 ft²

Balconies and terraces

2.3 m²

25 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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