







2 THE MALTINGS, WHITTINGTON
£169,000

Neil Wright ASSOCIATES

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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 a residential let on 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 fist 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.

Referral Fees:
Where applicable Neil Wright Associates Ltd may offer services of independent professionals who may be able to assist clients with their property transaction.
In accordance with regulations, we are obliged to disclose that Neil Wright associates may receive a referral fee/voucher should you choose to use their services.
The amount received varies depending on the referral.
We refer independent mortgage leads to Lakes Mortgages Services, Milnthorpe, Cumbria and receive £200 per completed mortgage.

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

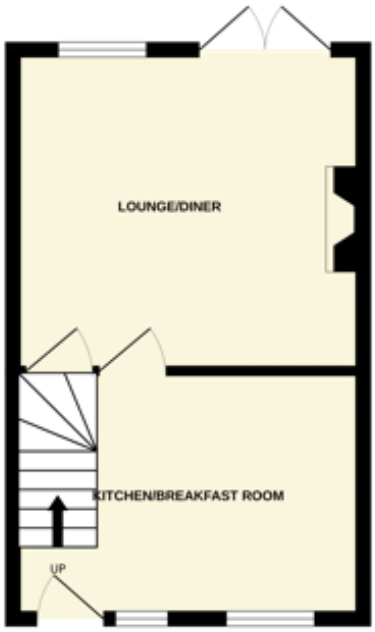
Energy rating

C

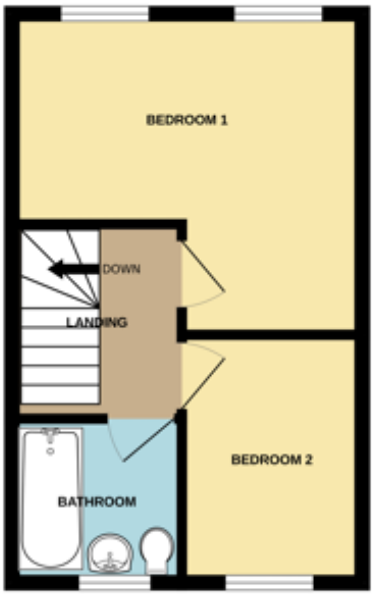
Valid until	Certificate number
15 July 2030	0446-2822-6130-2400-5845

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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The UK's number one property website

The Property Ombudsman
www.tpos.co.uk

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