



Coniston

£195,000

10 St. Martins Court, Coniston, LA21 8HZ

10 St. Martin's Court can be found in the bustling Lake District village of Coniston, and would make a fantastic home for first-time buyers. This three bedroom end-terraced house enjoys a superb central location, with just a short walk to a range of local amenities.

Local occupancy conditions apply - please contact the office for further details.

Quick Overview

- Fantastic location near the village centre
- 3 bedroomed end terraced house
- Perfect as a first home
- Lake District walks from the doorstep
- Close to local amenities
- Low maintenance garden
- Local occupancy conditions apply
- Private parking
- No chain
- Superfast Broadband available



3



1



1



D



Superfast
Broadband
Available



Private
Parking

Property Reference: AM4186



Front Elevation



Kitchen



Living Room



Living Room

The front garden to Number 10 is gravelled with a path leading up to the front steps. Entering the property through the front door, you will find the breakfast kitchen, with laminate flooring and part-tiled walls, and space for a dining table or breakfast bar. The kitchen features glossy white wall and base units, with wood-effect laminate countertops and an inset stainless steel sink. The range of integrated appliances include a Logik oven, Zanussi 4 ring induction hob and a cooker hood over.

Leading on from the kitchen is the spacious living room, which benefits from a large sliding door, allowing access to the back of the property and the private parking space. Useful space under the stairs provides potential storage room.

Stairs lead to the open first floor landing, from which you can access the three bedrooms and family shower room. Bedroom 1 enjoys glimpses of the fells from the window, and features an alcove that is perfect for additional storage or a built-in wardrobe.

Bedroom 2 is currently used as a double room, with pleasant views from the window, and also benefits from alcove storage space. Bedroom 3 could be used as a small bedroom or child's nursery, or alternatively a useful home office.

The three piece shower room can also be found on the first floor, and is part-tiled. The shower room includes a Triton shower in the corner unit, a vanity wash hand basin, WC, chrome heated towel rail and an extractor fan.

The rear courtyard is partially gravelled with a small patio, and the surrounding fencing provides privacy. The property also benefits from a private parking space.

Accommodation (with approximate dimensions)

Kitchen 8' 8" x 16' 3" (2.64m x 4.95m)

Living Room 15' 9" x 15' 8" (4.79m x 4.78m)

First Floor Landing

Bedroom 1 17' 0" x 9' 0" (5.19m x 2.75m)

Bedroom 2 9' 8" x 4' 4" (2.96m x 1.32m)

Bedroom 3 6' 9" x 5' 4" (2.06m x 1.63m)

Shower Room

Property Information

Tenure Freehold

Council Tax Westmorland and Furness Council - Band C

Services The property is connected to mains water, electricity and drainage, and uses electric heating.

Broadband Superfast Broadband available - Openreach Network

Mobile Services Likely service from EE, Vodafone, Three and O2.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions On entering Coniston from Yewdale Road continue through the village over the bridge passing the petrol station which is on the left. Bear next left into Lake Road and immediately left again into St Martins Court. No.10 can be found tucked away in the corner of this cul-de-sac.

What3Words ///reckoned.award.brushing

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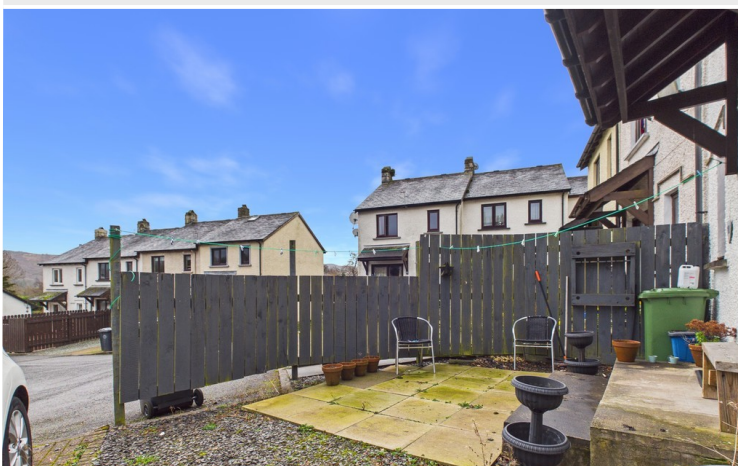
Bedroom 1



Bedroom 1



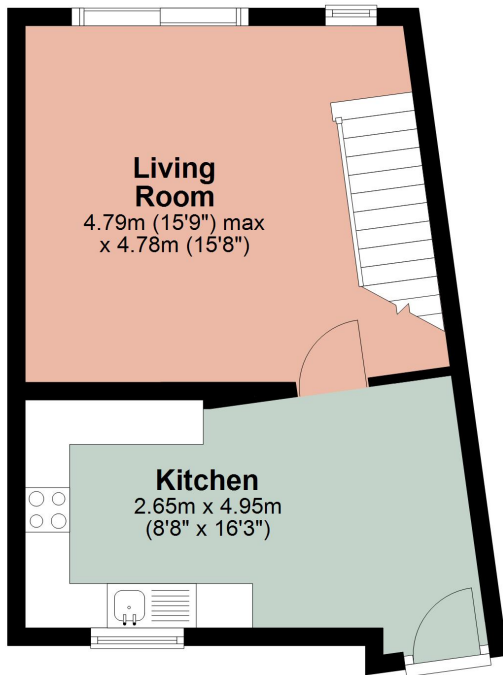
Bedroom 2



Rear Courtyard

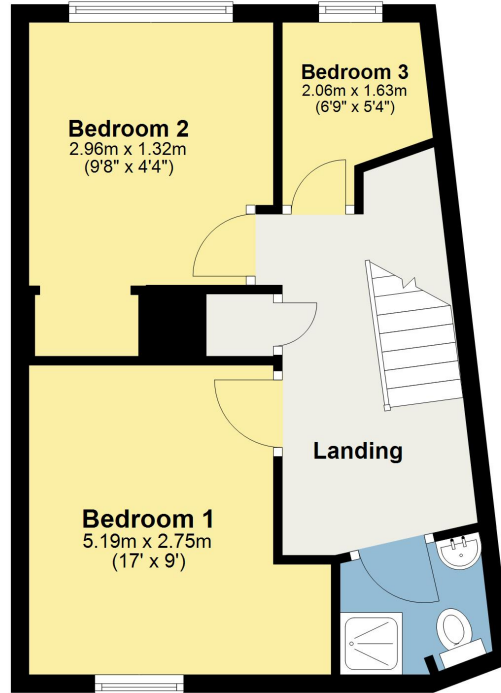
Ground Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 68.1 sq. metres (733.0 sq. feet)

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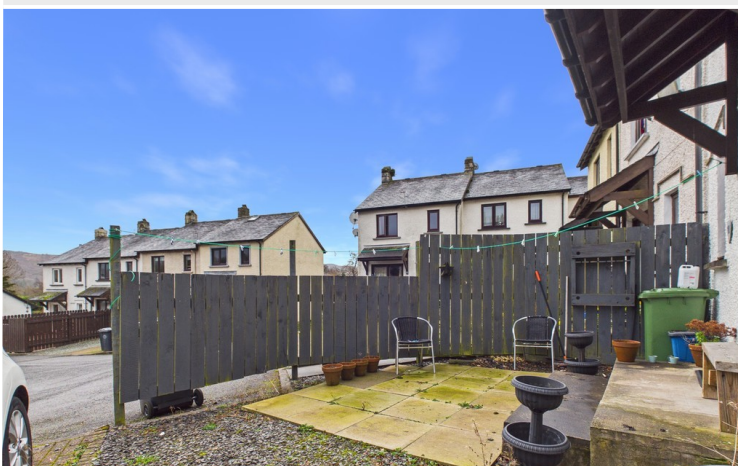
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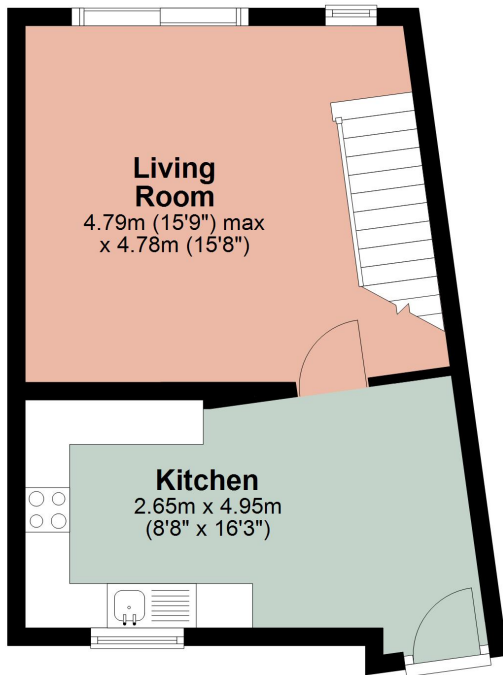
Bedroom 2



Rear Courtyard

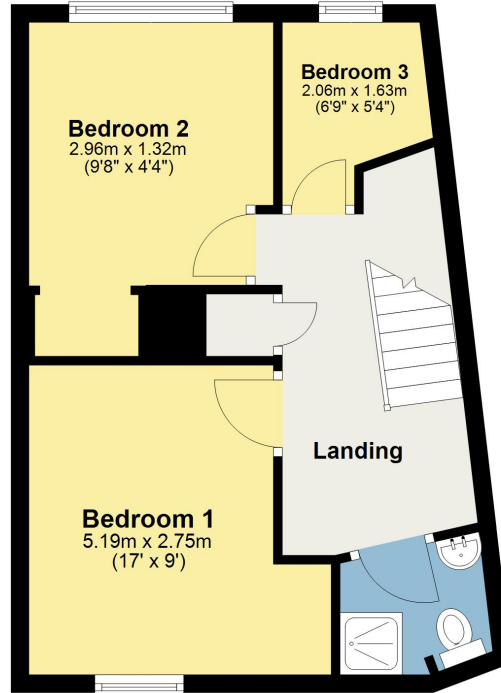
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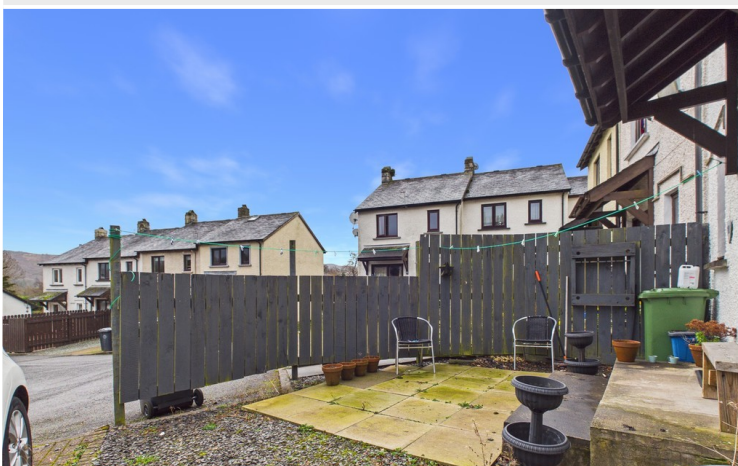
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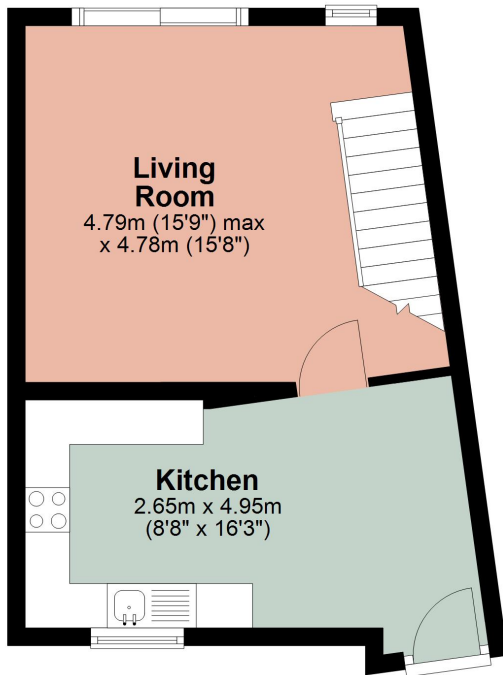
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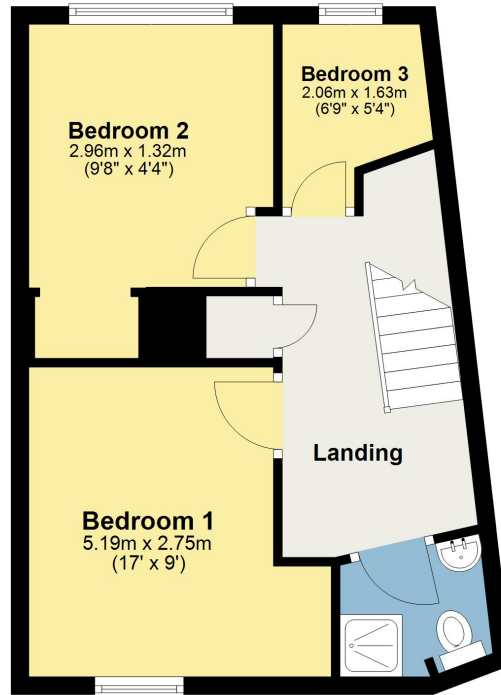
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