



WATERHOUSE
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Local, Professional Property Services

5 Ackenthwaite Court - Ackenthwaite





Features

- A versatile four bedroom, end of terrace
- A bright open plan kitchen/ diner with dual aspect views
- A spacious living room with a box bay window
- Parking for two vehicles, with an electric charging point and a garage
- Located in a sought after, peaceful, residential location

This versatile home features low maintenance gardens, two dedicated parking spaces, and an integrated garage equipped with an electric vehicle charging point - perfectly suited for modern living and offered with no onward chain. The accommodation is bright and airy throughout, thoughtfully arranged over split levels to enhance privacy and convenience. The lower ground floor comprises of three well proportioned bedrooms, ideal for family members or guests, with one bedroom benefitting from direct access to the rear garden. On the first floor, you'll find the main

bedroom, a spacious and inviting living room flooded with natural light through the charming box bay window and an open-plan kitchen and dining area, that spans the full depth of the property, creating an excellent space for everyday living and entertaining. The family bathroom is also located on this level, complemented by an additional shower room in the entrance hallway for added convenience and flexibility. 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

Entrance hallway - Upon entering the home, you are welcomed into the entrance hall, which provides access via a couple of steps to the lower ground floor and to the main staircase ascending to the first floor. This level also includes access to the shower room, along with space to remove and store shoes and coats.

Shower room - A convenient shower room featuring a mains-fed shower cubicle, a WC, and a hand basin set within a vanity unit for storage, complemented by tiled splashbacks and natural light flows in through the window. There is the added benefit of underfloor heating here.

FIRST FLOOR

Living room - Flooded with natural light and enjoying elevated views, this spacious living room features a charming box bay window and offers ample space for the whole family to relax and socialise.

Kitchen/ dining room - Spanning the full depth of the home and enjoying elevated views to both the front and rear, this sociable space seamlessly combines cooking and dining areas. The kitchen is well-equipped with a range of white gloss base units, an integrated oven, a five-ring gas hob with extractor hood above, and a dishwasher. There's also space for a washing machine and tall fridge freezer with wall-mounted shelving providing convenient, easy-access storage. The dining area comfortably accommodates a table for six and is bathed in natural light, making it an inviting space for family meals and entertaining.





Bedroom 1 - A double bedroom with elevated front-facing views, featuring a built-in double wardrobe for convenient, clutter-free storage.

Bathroom - The white bathroom suite features a bath with an overhead electric shower, a WC, and a hand basin. The walls are fully tiled in a monochrome palette, complemented by a tall heated towel rail for added comfort and a built-in storage cupboard.

LOWER GROUND FLOOR

Bedroom 2 - A front facing double bedroom featuring a built-in double wardrobe, ideal for keeping the room organised and clutter free.

Bedroom 3 - A bright double bedroom benefitting from views over the rear garden and featuring a built-in double wardrobe, offering ample storage space.

Bedroom 4 - A versatile room with direct access out to the rear garden, ideal for use as a fourth bedroom, home office, or playroom.

Garage - An integrated garage accessed via a handy sheltered area leading to the up-and-over front door. There is additional access into the garage from the rear garden. The garage features an electric vehicle charging point and a side window that allows natural light to enter. It houses the boiler and offers ample space for parking or for storage.

Externally

The front of the home features a low-maintenance garden that frames the property beautifully, with a paved frontage leading to the garage, that includes an electric vehicle charging point, with a raised bed filled with mature planting to add a touch of colour. A pathway continues through a side gate, providing access to the rear garden. The rear garden is secure and easy to maintain, mainly laid with gravel and paving and enclosed by attractive stone walls. Beyond this, a gravelled parking area is accessed via a large gate, offering both privacy and convenience. While there is potential to further enhance the garden space, it already serves as a practical, low-maintenance outdoor area.



Useful Information

House built - 1986.

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

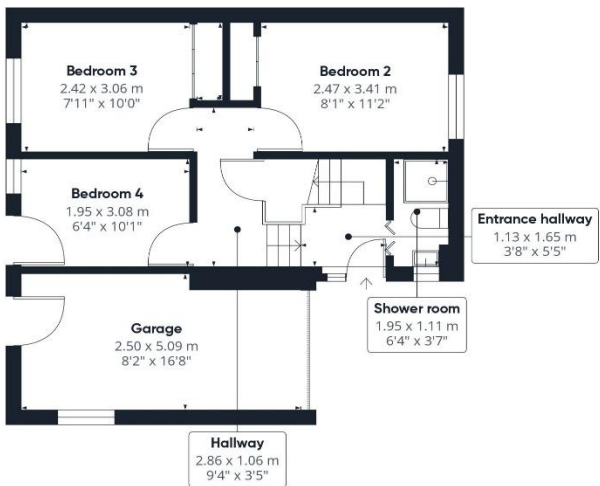
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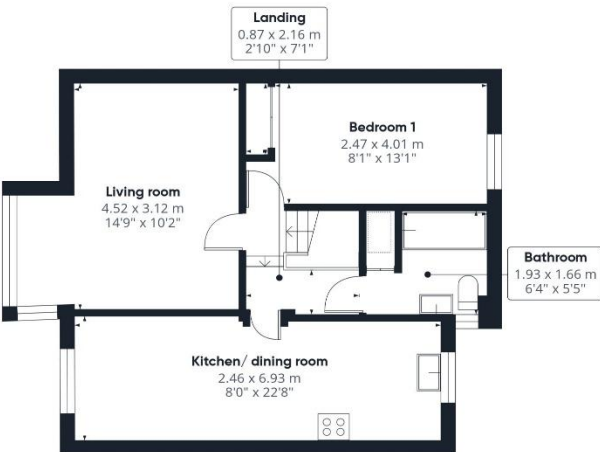
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Ground Floor



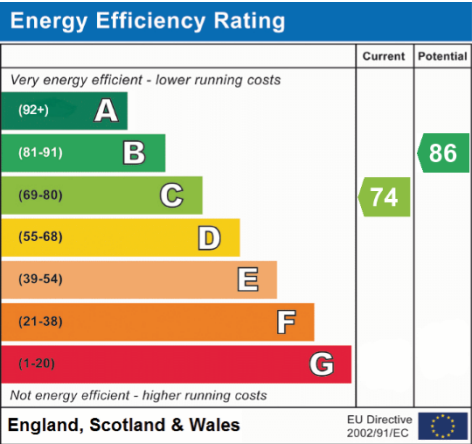
Floor 1

Approximate total area⁽¹⁾
97.1 m²
1048 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.

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