



WATERHOUSE  
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Local, Professional Property Services

9 The Ashes - Milnthorpe







### Features

- A semi-detached true bungalow
- Two bedrooms both with fitted storage
- A modern kitchen with a range of fitted appliances and with dual aspect views
- A sleek shower room/wet room
- Low maintenance gardens to enjoy
- Driveway parking and a detached garage
- Located in a peaceful and private residential location

Situated in a highly desirable location within the charming market village of Milnthorpe, this delightful two-bedroom, semi-detached true bungalow offers comfortable and stylish living in a tranquil setting. The modern kitchen is thoughtfully designed with contemporary fittings and provides direct access through to a generous living room, perfect for relaxing and entertaining. This space flows seamlessly into an additional area ideal for extra seating or for a dining table overlooking the beautiful rear garden. On the other side of the bungalow, you'll find a modern shower room/wet room, one double bedroom and one single

bedroom, both benefitting from built-in storage for added convenience. Externally, the property features a driveway with ample space to accommodate two vehicles, a generous detached garage offering secure parking or for use as additional storage. The well-maintained, low-maintenance front and rear gardens are filled with vibrant planting, enhancing the property's charm and providing tranquil outdoor spaces to relax and enjoy the peaceful surroundings. This property is offered with no onward chain. Milnthorpe is a large 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.





Entrance hallway - A bright and welcoming hallway thoughtfully designed with ample space for removing shoes and coats. Natural light illuminates the room and a built-in airing cupboard neatly conceals the water tank while offering additional shelving for storage. The hallway provides seamless access to all rooms and includes convenient loft access.

Kitchen - This bright room is fitted with sleek, off-white, base and wall units, with complementary mottled work surfaces for a clean and modern look. Integrated appliances include an under-counter oven, hob, extractor hood, and a washer dryer, with additional space available for a tall fridge freezer. Dual-aspect windows flood the room with natural light and the space flows seamlessly into the living room, creating an open and connected feel.

Living room - Accessed directly from the kitchen, this generously sized living room offers a warm and inviting space, perfect for family gatherings and everyday living. There is a focal fireplace, set on a stone hearth and framed by a white wooden mantel and the room offers lovely views over the beautiful rear garden.

Dining room / sun room - The living room extends into an additional living area, ideal for a dining table overlooking the garden through the large picture window. For added convenience, an external door from this space provides direct access into the rear garden.







Bedroom 1 - A double bedroom with views over the front garden, featuring double doors that open to a larger than average, built-in storage cupboard for wardrobe and storage space.

Bedroom 2 - A second bedroom with views over the front garden, complete with a practical built-in cupboard for convenient storage.

Shower room - A contemporary three-piece shower room/ wet room featuring a walk-in shower cubicle with a mains-fed shower, a WC, and a hand basin. The walls are finished with low-maintenance aqua panelling, complemented by a practical non-slip flooring and a mains-powered heated towel rail for added comfort. A cleverly designed light well fills the space with natural light.

Garage - A fantastic addition to the home, this generous, detached garage features an up-and-over front door along with a separate, convenient side door. Benefitting from power, light and a water supply with a sink, the garage also offers excellent head height, making it a versatile and functional space.



#### Externally

To the front of the property, a deep and well-stocked border of mature plants and shrubs add vibrant colour and enhances the curb appeal. A driveway runs along the side of the home, passing a practical storm porch that provides sheltered entry. The driveway continues down to a set of railings with a gate that makes the rear garden a safe enclosed space. Within the garden there is a large detached garage. Access to the low-maintenance rear garden is available from both the driveway and the living room/ dining area. The garden features a spacious patio area, ideal for outdoor seating and entertaining. A raised circular stone flower bed serves as an attractive focal point, surrounded by well-stocked borders that add colour and texture. This peaceful outdoor space offers a perfect spot to relax and unwind.

#### Useful Information

Date built - 1999.

Tenure - Freehold.

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

Heating - Electric heaters.

Solar panels present.

Drainage - Mains.

What3Words location - [///pianists.loaders.browser](https://www.what3words.com/pianists.loaders.browser)



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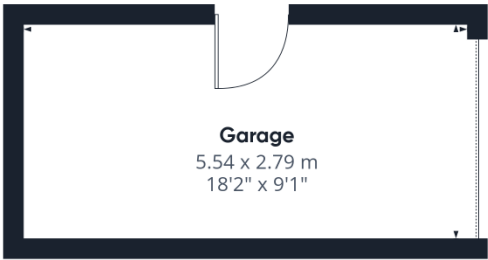




# 9 The Ashes - Milnthorpe



Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
75.8 m<sup>2</sup>  
815 ft<sup>2</sup>

(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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