



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

1 Picklesfield - Milnthorpe





Features

- Offered with no onward chain
- Three bedrooms all with fitted storage
- Cosy living room with gas fireplace and stone surround
- Open kitchen and dining room
- Low maintenance gardens to enjoy
- One allocated parking space with visitor spaces available
- Characterful features throughout

Tucked away in a quiet and sought-after location in Milnthorpe, this 3 bedroom semi-detached home offers comfortable living with the benefit of low-maintenance gardens and an allocated parking space. The property is offered to the market with no onward chain, making it an ideal choice for first-time buyers, downsizers, or those looking for a straightforward move. Internally, the home features a bright living room with front-facing views and a gas fireplace, creating a welcoming space to relax. To the rear, the open-plan kitchen and dining room is perfect for modern and social living and provides direct access out to

the garden – ideal for entertaining or enjoying summer evenings. Upstairs, the property offers 3 bedrooms, one a double and the other 2 singles with all 3 benefitting from built-in storage, ensuring practical everyday living and there is a bright and modern shower room. The outdoor spaces have been thoughtfully designed for ease of maintenance, offering pleasant areas to enjoy without the need for extensive upkeep. As well as the allocated parking space, there are additional visitor parking spaces if required. 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 porch - A bright, inviting entrance to the home with practical storage space for coats and shoes before entering the main accommodation.

Hallway - The central hallway flows into the living room and offers access to the staircase leading up to the first floor.

Living room - A bright living room with a large front facing window that fills the space with natural light. A useful under-stairs cupboard provides extra storage, while the feature corner gas fireplace with a stone surround creates a charming focal point. Wooden ceiling beams add character and lend the room a cosy, cottage-style feel creating an ideal space for the whole family to relax.

Kitchen/ dining room - The kitchen features wooden farmhouse-style base and wall units with cream work surfaces, offering ample storage. There is space for a washing machine and a tall fridge freezer, while integrated appliances include an oven, gas hob, and extractor hood. The dining area comfortably accommodates a table for 4 and benefits from direct access out to the rear garden. The exposed wooden ceiling beams add a charming characterful touch to the room.



FIRST FLOOR

Bedroom 1 - A bright rear facing double bedroom benefitting from a built-in cupboard with fitted shelving, providing a practical and tidy storage solution.

Bedroom 2 - A charming front facing single bedroom featuring a built-in cupboard with hanging space and shelving to maximise the space.

Bedroom 3 - This naturally bright single bedroom features a side-facing window and a Velux window, along with a built-in waist-height cupboard for practical storage.

Shower room - Featuring a quadrant shower cubicle with an electric shower, a WC, and a hand basin set within a vanity unit for additional storage. A Velux window fills the room with natural light, while the walls are fully tiled and include a mirrored panel.

Landing - A bright landing providing access to the attic and all the first-floor rooms, with a window above the stairs that fills the space with natural light. An airing cupboard houses the hot water tank and offers additional storage space.

Externally

The front of the property is framed by a colourful flower bed, with a gate leading to the side, providing a great space for storage or bins. The rear garden is low-maintenance and offers space for outdoor seating, perfect for al fresco dining, enclosed by a charming low stone wall. Parking includes a dedicated space close to the front of the house, along with a couple of visitor spaces available if needed.

Useful Information

House built - 1990's.

Tenure - Freehold.

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

Heating - Storage heaters.

Drainage - Mains.

Water - Metered.

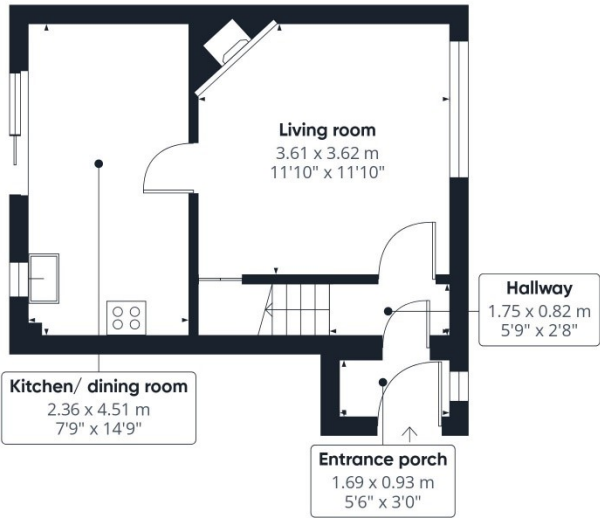
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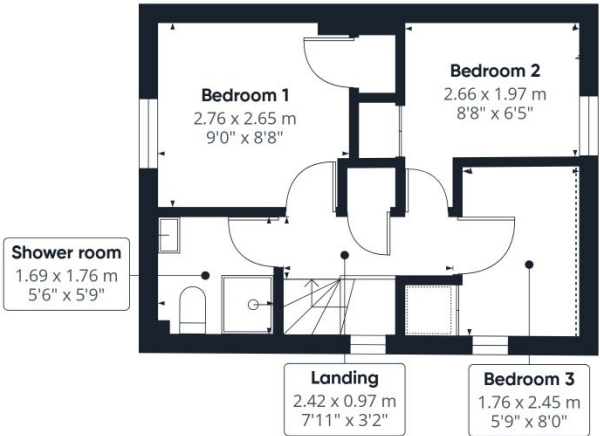
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

51.6 m²
554 ft²

Reduced headroom

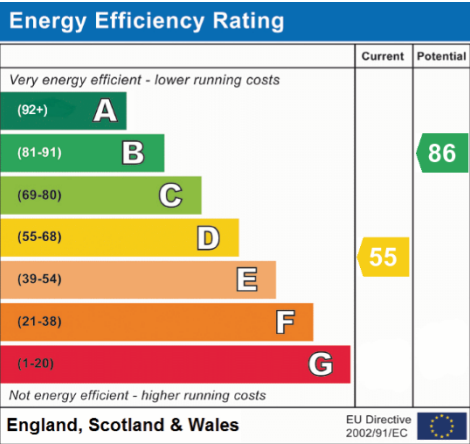
0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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