



P Mon - Sat  
9 am - 6 pm  
Permit holders  
or  
2 hours  
No return  
within 2 hours

19 Church Street  
Milnthorpe

£175,000



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services



# 19 Church Street

## Milnthorpe

A traditional 3 bedroom stone-built terrace, full of character and potential. Having been cherished by the same family for over 100 years, the home is now ready for upgrading and a little TLC. Recently fitted with new windows and external doors, the property would now benefit from modernisation, including electrics and heating. The ground floor comprises an entrance porch, a spacious living room running the full depth of the home, and an open-plan kitchen/dining room with access to the rear garden. Upstairs, there are two double bedrooms, a single bedroom, and a generously sized bathroom. To the lower ground floor, two cellar rooms—accessed externally—offer excellent additional storage. 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 distinctive entrance space that creates a natural divide between the living room and the kitchen/diner.

Living room - With dual-aspect views to the front and rear with a wall-mounted gas fireplace. From here, there is access to the entrance porch, access through to the kitchen/diner, and a cleverly concealed door to the staircase leading up to the first floor.

Kitchen / dining room - The kitchen currently features a sink unit with storage beneath and a freestanding cooker. There is a useful open area under the stairs for storage along with an alcove between the kitchen and dining room fitted with shelving. The dining area is able to comfortably accommodate a table for six and enjoys a front-facing outlook with a gas fireplace. A rear door provides access directly out to the garden.

**FIRST FLOOR**

Bedroom 1 – A front facing double bedroom with a deep window sill.

Bedroom 2 - A mirror image of bedroom 1, with front facing views and a deep window sill.

Bedroom 3 - A single bedroom with rear facing views towards countryside beyond with a deep, chest height alcove.

Bathroom - A large bathroom with a bath, hand basin and WC. There are rear facing views and a built in cupboard housing the water tank with shelving.

**LOWER GROUND FLOOR**

Cellar - Accessed from the front of the property, this is an extremely useful additional space for storage with steps leading down.

**Externally**

Steps with handrails lead up to the front door of the property. The rear garden is designed for low maintenance, with paving and a surrounding traditional stone wall. A large shed provides useful storage, and there is also space to sit and enjoy the outdoors. There are 2 parking permits with the property.

**Useful Information**

Tenure - Freehold.  
Council tax band - B (Westmorland and Furness Council).  
Heating - Two gas fireplaces on ground floor.  
Electrics are dated.  
New windows and doors throughout.  
What3Words location - [///another.reddish.scariest](#).





## Waterhouse Estate Agents

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