



A two-story terraced house with a light-colored, textured facade. The house features a dark grey tiled roof with two small dormer windows. The front entrance is a blue door with a diamond-shaped window, set within a white archway. A set of grey steps leads up to the door. To the left of the door is a stone wall made of rough-hewn stones, topped with a metal railing. A large, ornate metal fire pot sits on the wall. To the right of the door is a wooden fence. The house has several windows: a small window to the left of the door, and two rows of three windows each on the upper and lower floors. A satellite dish is mounted on the wall to the right of the door. The house is set against a clear blue sky.



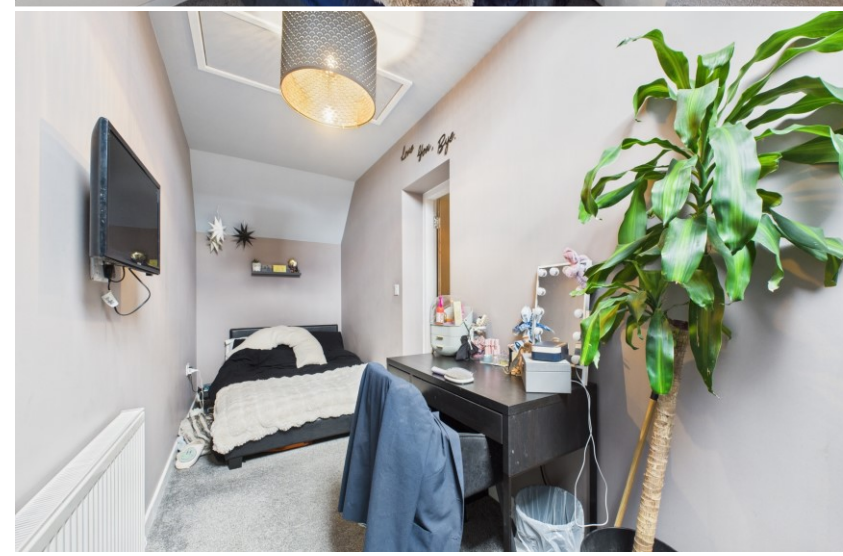
Features

- A recently renovated semi detached home
- Four bedrooms
- Fantastic sociable open plan living
- A modern kitchen with a breakfast bar to seat 6
- Bi fold doors leading invitingly out to the rear garden
- High end fixtures and fittings
- Local occupancy clause applies

A fantastic four-bedroom home, recently renovated inside and out by the current owners, offering a perfect blend of modern comfort and style with space for all the family. Boasting spacious living areas and high-end fixtures throughout, this property truly has it all. Set on a generous plot in a friendly residential area, it features a driveway and low-maintenance, secure gardens making it ideal for families with children and pets. Conveniently located within walking distance of shops and schools, it combines practicality with lifestyle. The property welcomes you with a charming entrance hallway leading into the fabulous kitchen-diner

complete with a large breakfast bar to easily seat six and effortless access out to the rear garden through the impressive bi-fold doors. The bright and airy living room offers ample space for the whole family to relax and unwind and is also open to the kitchen/diner. Upstairs, you'll find four well-proportioned bedrooms and a modern family bathroom, providing comfort and style for every member of the household. Please note that there is a Local Occupancy clause on this property. Milnthorpe is a vibrant village offering a wide range of local amenities, including a nursery, primary

school, and secondary school—all within a five-minute walk of the property. The M6 motorway is just 10 minutes away, and a regular bus service runs seven days a week from Lancaster to Keswick in the Lake District. The village also benefits from two doctors' surgeries, two dental practices, a pharmacy, an optician, a petrol station, a veterinary practice, and much, much more. Milnthorpe hosts a variety of social activities for all ages, from baby and toddler groups to youth clubs, coffee mornings, and sports clubs. In addition, the village has a supermarket, two pubs, several independent shops, and a diverse selection of eateries.



GROUND FLOOR

Entrance hallway - A bright and welcoming entrance hall leading into the living room and the kitchen/diner, with access to the first floor staircase. Finished with stylish Karndean flooring, the space also offers convenient storage for coats, bags, and shoes.

Living room - A generous living space with two front-facing windows, open to the kitchen/diner and seamlessly connected to the garden through impressive bi-fold doors. The room offers ample space to relax with family and friends. The Karndean flooring flows throughout, creating a cohesive link with the kitchen/diner.

Kitchen/ diner -

Kitchen - 1.71m x 5.55m.

Diner - 3.56m x 4.59m.

Truly the heart of this home, the impressive kitchen/ diner features an extensive range of stylish navy base and wall units complemented by generous work surfaces, including a large breakfast bar with seating for six. Integrated appliances include a double oven, induction hob with extractor, fridge and freezer, with additional space for a washing machine and dryer. This open and sociable space also offers room for a dining table if desired, and enjoys direct access out to the garden via the bi-fold doors. Practical storage is provided by an understairs cupboard and a walk-in cupboard.

FIRST FLOOR



Bedroom 1 - A bright and spacious double bedroom with two front-facing windows and featuring an alcove ideal for a dressing table.

Bedroom 2 - A double bedroom featuring a dressing table alcove and an additional feature wall alcove. A built-in cupboard above the stairs provides useful storage, while the Velux window fills the room with natural light.

Bedroom 3 - Spanning the full depth of the property, this double bedroom features a Velux window and provides access to the attic.

Bedroom 4 - The fourth bedroom is filled with natural light and enjoys views of the rear garden.

Bathroom - A modern bathroom thoughtfully designed to maximise space, featuring a bath with overhead shower, WC, and wall-mounted hand basin. The walls and floor are finished with oversized tiles, highlighted by a feature wall of decorative tiles. A backlit circular mirror adds a contemporary touch, complemented by a heated towel rail.

Landing - The landing provides access to all first-floor rooms, as well as the attic. It features a useful built-in cupboard for storage and a window overlooking the rear garden, allowing natural light to filter through and down the stairs.

Externally

The home stands proudly, elevated above the driveway. A set of steps lead invitingly up to the front door, where there is also a patio area and additional area in front of the living room, all perfect for sitting out and enjoying the outdoors. The area has been recently resined, creating a fresh, low-maintenance feel and is all surrounded by railings ensuring security.

The rear garden is also low-maintenance and secure, recently redesigned and enclosed by fencing for privacy. An astro turf lawn lies at the front of the house, with steps leading up to a newly paved area, ideal for BBQs and relaxing with family and friends. A raised bed at the end offers an opportunity to add colour and interest, while mature trees and planting help soften the space.



Useful Information

House built - 1950's.

Tenure - Freehold.

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

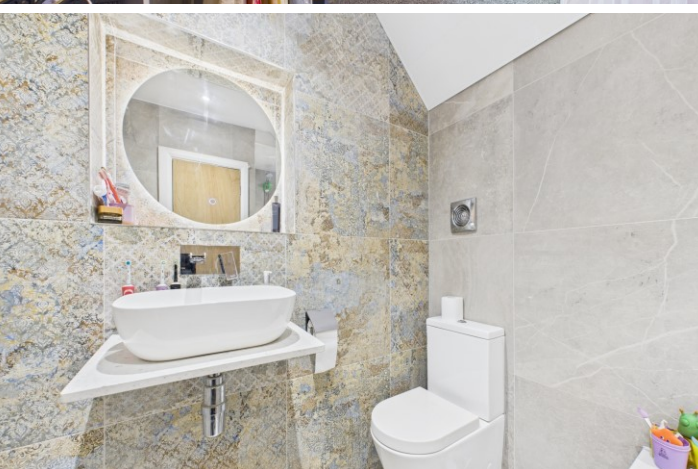
Heating - Gas central heating (installed 2022).

Water - Mains.

Drainage - Mains.

What3Words location - ///hurricane.demotion.orchestra.

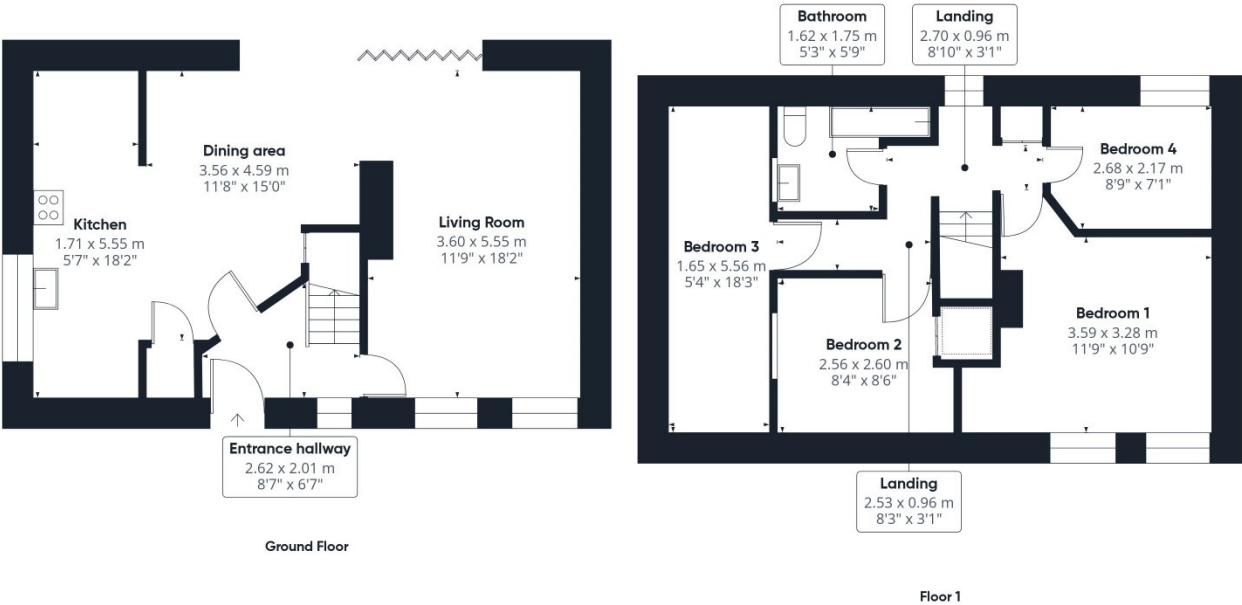
PLEASE NOTE - There is a local occupancy clause on this property - you must have either lived or worked in Cumbria for the past 3 years.



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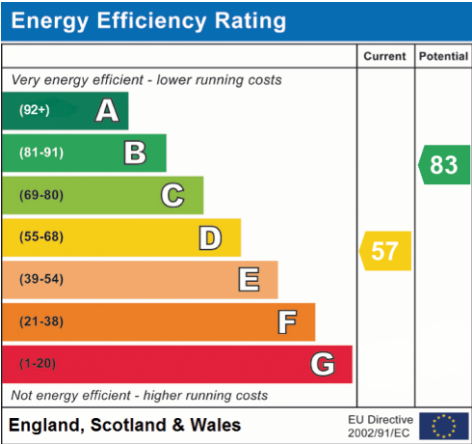


Approximate total area⁽¹⁾
95.2 m²
1025 ft²

(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.

GIRAFFE360



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