



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 1 Firs Close - Milnthorpe





## 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).

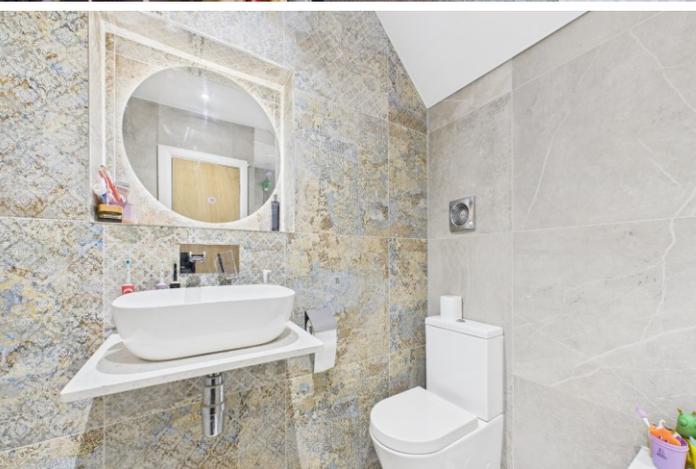
Heating - Gas central heating (installed 2022).

Water - Mains.

Drainage - Mains.

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

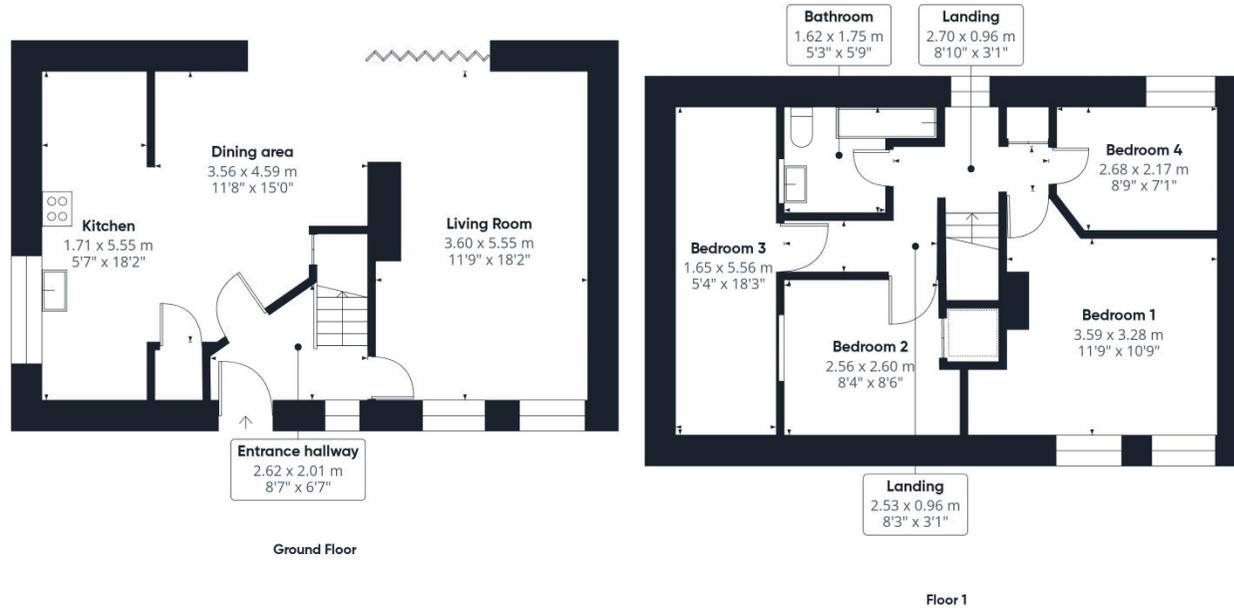
**PLEASE NOTE - There is a local occupancy clause on this property - you must have either lived or worked in Cumbria for the past 3 years.**



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services



# 1 Firs Close - Milnthorpe

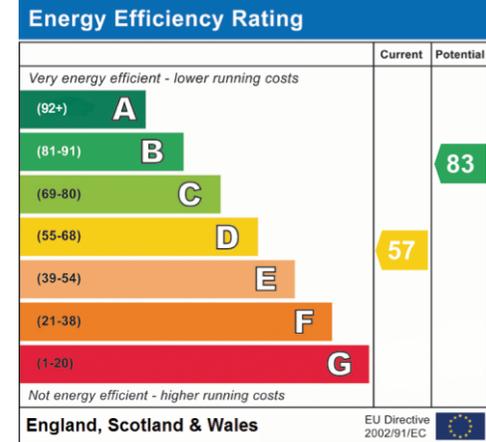


Approximate total area<sup>(1)</sup>  
95.2 m<sup>2</sup>  
1025 ft<sup>2</sup>

(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.

GIRAFFE360



**Waterhouse Estate Agents**  
10 Park Road, Milnthorpe  
LA7 7AD  
Tel: 01524 760048

info@waterhouseestates.co.uk  
www.waterhouseestates.co.uk



**WATERHOUSE  
ESTATE AGENTS**  
Local, Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.