



3 CHURCH BANK GARDENS, BURTON, CARNFORTH, CUMBRIA, LA6 1NT
£275,000

MILNE MOSER
SALES + LETTINGS

3 CHURCH BANK GARDENS BURTON CARNFORTH LA6 1NT



3



1



1



GARAGE &
PARKING

OVERVIEW

For buyers looking for a modern well maintained semi-detached home - you need look no further. Located in a cul de sac in a popular village, this three bedroomed property has been updated, reconfigured and modernised by the current owners and is ready to move into. The family dining kitchen is light and bright and there is a good sized lounge with patio doors to the low maintenance rear garden. All the bedrooms are a good size - with two having lovely views towards open countryside. The bathroom now boasts a four piece suite and the property is gas centrally heated and double glazed. Externally, there is driveway parking, a garage, enclosed garden plus a further gravelled space. Available with no onward chain, the property must be viewed to be appreciated.

ACCOMMODATION

Approaching from Church Bank Gardens, a access leads alongside the neighbouring property onto the driveway of number 3. A wooden front door leads into:

ENTRANCE HALL

Having hanging space for coats and a ceiling light.

KITCHEN DINER

11' 4" x 16' 7" (3.45m x 5.06m) max

A good sized room, semi divided to create a dining area. Fitted with pale wood effect base and wall units, marble style worktops, tiled splashbacks and a stainless steel one and half bowl sink with drainer. There is plumbing for both a washing machine and dishwasher, space for a cooker (canopy above) and room for an





American style fridge if required. Wall mounted Worcester boiler, two ceiling lights, a television point and a radiator. A generous cupboard under the stairs provides space for the vacuum cleaner and household items. Two double glazed windows.

LOUNGE

13' 3" x 16' 4" (4.04m x 4.98m)

Overlooking the pretty garden towards distant hills, the lounge has a double glazed window and sliding patio doors. There is a recess for a fire with plinth, a television point, BT master socket and a ceiling light. Radiator.

LANDING

Downlights.

BEDROOM

13' 3" x 9' 0" (4.04m x 2.74m)

Having two UPVC double glazed windows - one with a lovely view over gardens towards countryside. Radiator, ceiling light and access to the loft. The loft is boarded in the centre and there is a drop down ladder and light.

BEDROOM

11' 5" x 8' 2" (3.47m x 2.50m)

UPVC double glazed window with outlook over green space and trees. Radiator and a ceiling light.

BEDROOM

9' 6" x 7' 0" (2.90m x 2.13m)

Also facing the rear, the third bedroom has a ceiling light, radiator and UPVC double glazed window. View towards countryside and Farleton Knott.



BATHROOM

8' 0" x 8' 1" (2.45m x 2.48m)

A good sized bathroom fitted with a shower cubicle, a pedestal wash hand basin, WC and bath. Chrome heated towel rail, contemporary tiling, downlights and an extractor. Mirrored wall cabinet and matching cupboard/shelving. Secondary access to the loft and a frosted UPVC double glazed window.

EXTERNAL

Located to the end of Church Bank Gardens in a small cul de sac of just three properties. The property has access across the gravel to the tandem driveway alongside the house. There is an external light adjacent to the front door and a tap to the side. Alongside the garage is an additional gravelled area, ideal for drying washing, storing of bins and recycling or placing a shed. A gate leads into the rear garden. Landscaped with a circular patio, flower borders and trees, the garden has been designed with low maintenance in mind and would be ideal for busy families. There is a view across gardens towards countryside.

GARAGE

9' 0" x 18' 10" (2.74m x 5.74m)

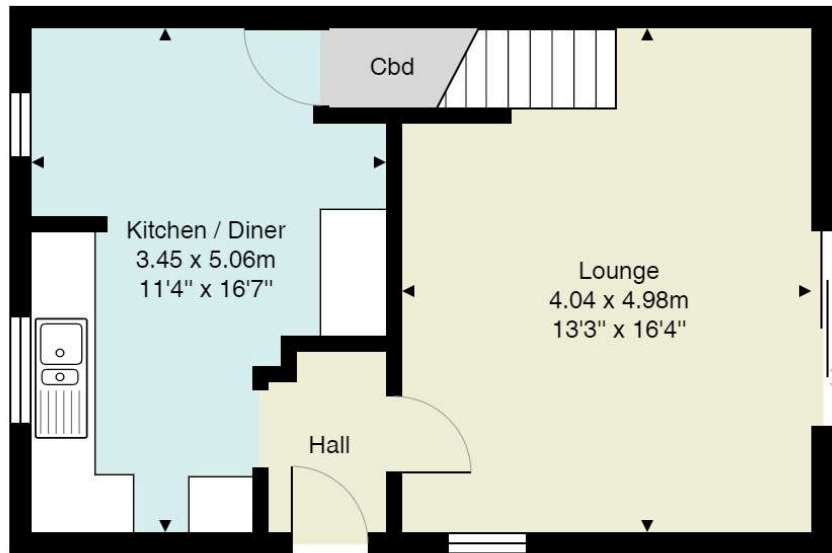
Up and over door, power and light connected.

DIRECTIONS

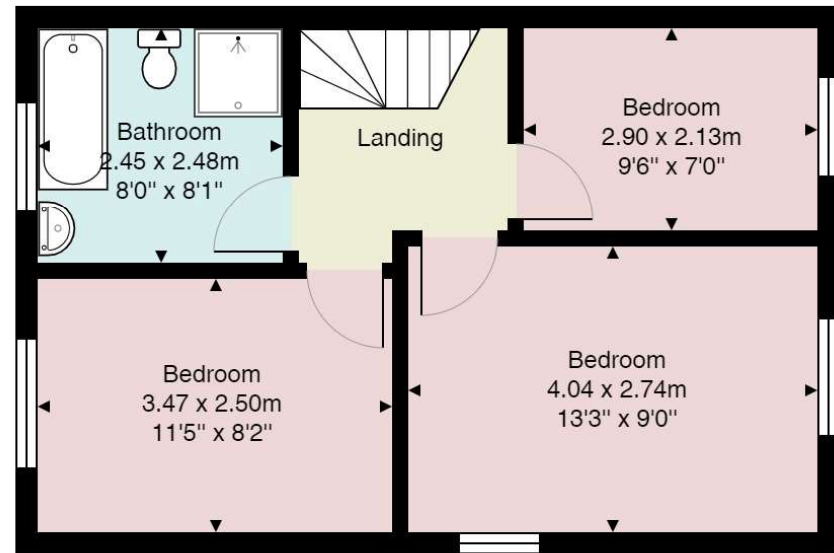
Leaving our office in The Square, Milnthorpe, proceed towards Ackenthwaite, turning right at the roundabout with Dallam School. Continue through Whasett and straight through Holme Village. Proceed over the motorway, then turn right following signs towards Burton in Kendal. On reaching the village, Church Bank Gardens is the second turning to the left, follow the road up and round to the right. The property is located in the far right corner with the number clearly displayed.

what3words///accusing.grafted.lifted





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. FTTC Broadband. Mains wired smoke alarms.
 Tenure: Freehold. The property has a right of access alongside number two. The flower border running along the fence to the right of driveway belongs to number three as does a strip outside the kitchen window.
 Council Tax Band: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

Westmorland House, The Square, Milnthorpe, LA7 7QJ

Telephone. 015395 64600

Email. milnthorpeproperty@milnmoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.