



9 SUMMERVILLE ROAD, MILNTHORPE, CUMBRIA, LA7 7DF
£285,000

MILNE MOSER
SALES + LETTINGS

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GARAGE &
PARKING

OVERVIEW

A truly generous house, perfect for a growing family with space for everyone. The ground floor has been previously extended creating an excellent dining kitchen with extra family space, the lounge has a cosy woodburner and there is an all-important ground floor cloakroom. On the first floor are four bedrooms, one of which is ensuite, plus a family bathroom. Extending the property has not compromised the outside space - the rear garden is a good size and has a lawn for play and recreation, a patio and summerhouse. The garage and driveway complete the picture. Well located for the village amenities, local schools, supermarkets and countryside walks.

ACCOMMODATION

A UPVC double glazed porch leads into:

PORCH

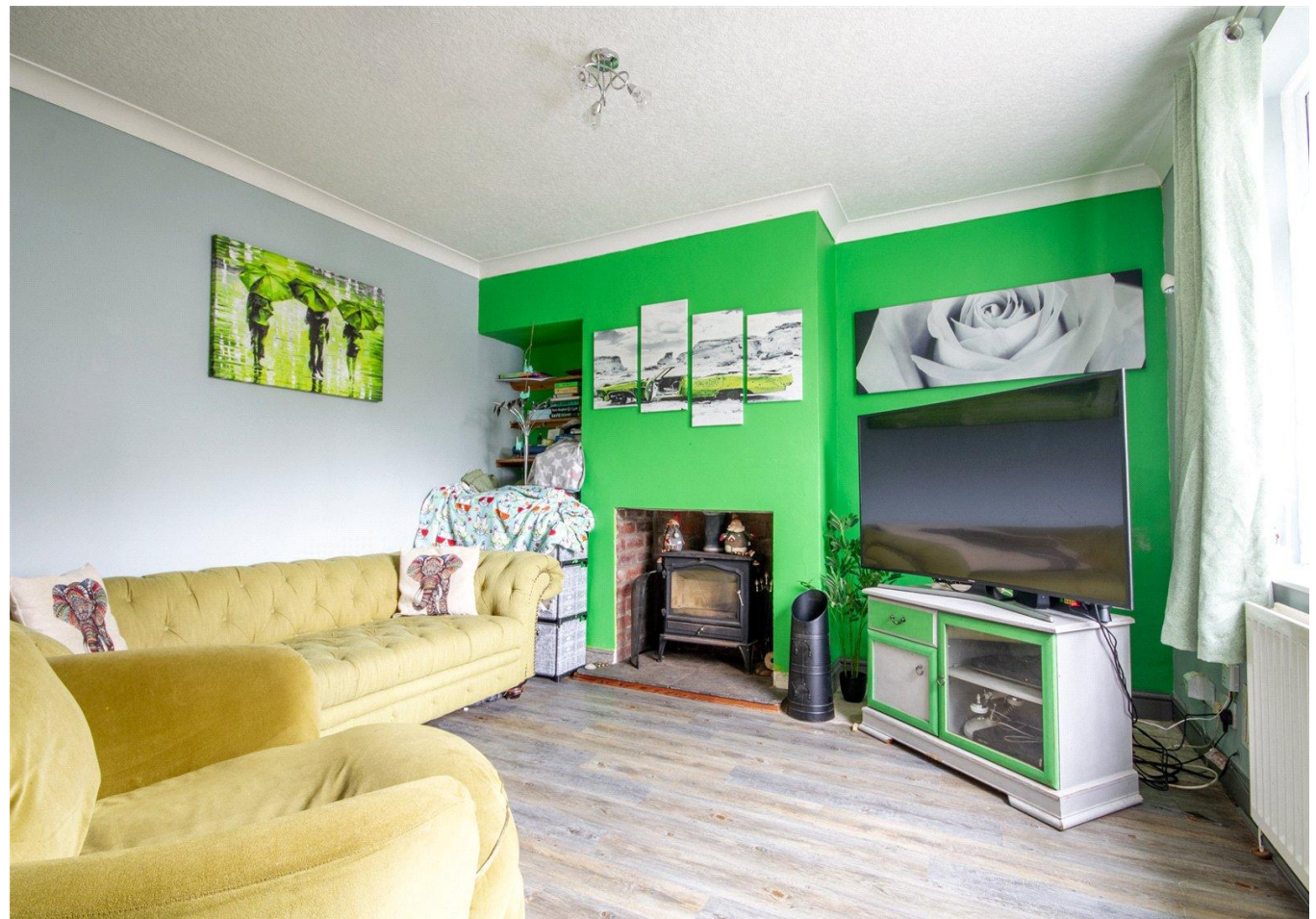
Windows to either side and a glazed door to the hallway. Ceiling light.

HALLWAY

Stairs lead to the first floor and there is storage space beneath. Two ceiling lights and a radiator.

WC

Fitted with a wash hand basin, WC, a ceiling light and tiled splashback.





LOUNGE

12' 4" x 12' 9" (3.76m x 3.88m)

Facing the front aspect, the lounge has a woodburner set to a stone hearth, a ceiling light, radiator, television cabling and telephone master socket. UPVC double glazed window and laminate flooring.

DINING ROOM

14' 11" x 8' 0" (4.53m x 2.44m)

Open to the kitchen area, the dining room has two ceiling lights and a radiator.

KITCHEN AND FAMILY ROOM

18' 8"/8' 9" x 14' 11"/6' 10" (5.69m/2.67m x 4.55m/2.08m)

The kitchen area has a UPVC double glazed window overlooking the rear garden and is fitted with white base and wall units, speckled grey worktops and a stainless steel one and half bowl sink with drainer. There is space for a gas cooker, plumbing for a dishwasher, tiled splashbacks and a ceiling light. practical tiled flooring runs through into the family room. Hexagonal in design, the family room has UPVC double glazed windows and door to the rear garden. Downlights, a ceiling light and a radiator.

LANDING

Ceiling light and access to the loft.

BEDROOM

11' 0" x 10' 7" (3.36m x 3.23m)

UPVC double glazed window to the rear elevation. Ceiling light and a radiator.

ENSUITE

6' 11" x 5' 5" (2.10m x 1.65m)

Partially tiled, the ensuite has a quadrant shower cubicle, vanity hand basin and a WC. Downlights, white heated towel rail and a built in cylinder cupboard.

BEDROOM

7' 6" x 12' 3" (2.29m x 3.72m) excluding wardrobe

UPVC double glazed window to the front aspect. Built in wardrobe/cupboard, a ceiling light and radiator.

BEDROOM

9' 3" x 10' 6" (2.81m x 3.19m)

UPVC double glazed window to the front elevation. Another double bedroom with a ceiling light and radiator.



BEDROOM

8' 10" x 6' 9" (2.68m x 2.06m)

Having laminate flooring, ceiling light, radiator and a UPVC double glazed window.

BATHROOM

7' 6" x 5' 9" (2.29m x 1.75m)

Frosted UPVC double glazed window to the rear aspect. Fitted with a vanity hand basin, WC and bath with jets, folding screen and shower above. Fully tiled including the floor, chrome heated towel rail, PVC clad ceiling and ceiling light.

EXTERNAL

At the front is off road parking plus a low maintenance flagged garden. The lawned rear garden is enclosed by walling and fencing and there is a flagged patio space wrapping around the extension - perfect for outdoor dining and seating. External light.

GARAGE

8' 10" x 21' 4" (2.70m x 6.50m)

A good sized garage with pedestrian door at the rear and an electric roller door. Plumbing for a washing machine, wall mounted boiler, power, light and tap.

DIRECTIONS

From our office in The Square, proceed straight across Main Street towards the pharmacy and onto Haverflatts Lane. Pass Wyndsore Avenue and the catholic church. Summerville Road is the last turning on the left opposite the staff entrance to Dallam School. The property is on the left hand side.
[what3words///wants.ranch.height](#)







GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Solar panels.
 Tenure: Freehold
 Council Tax Band: C

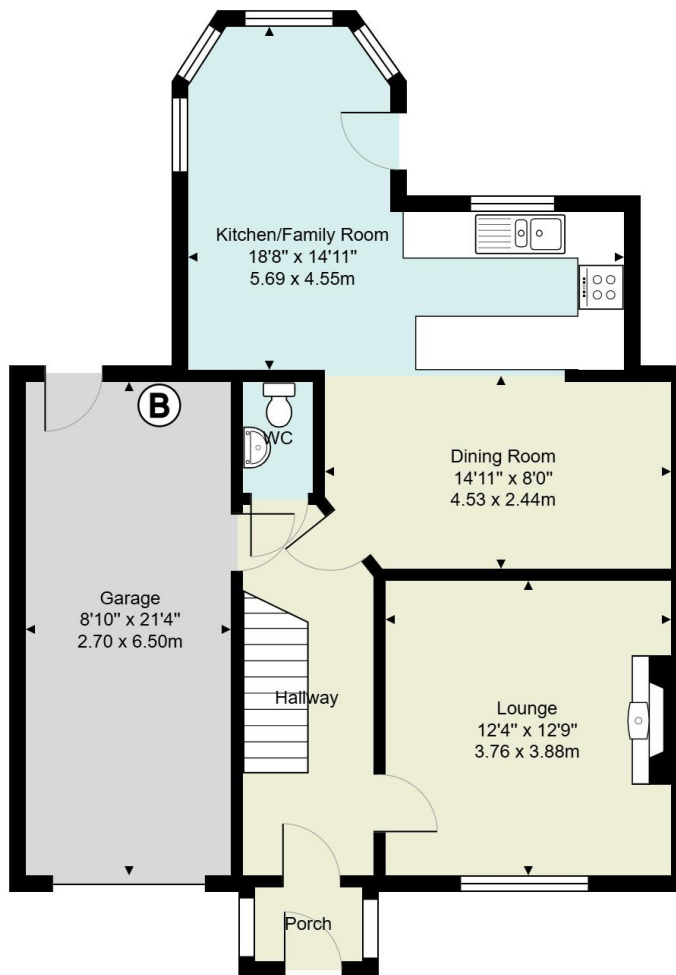
To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

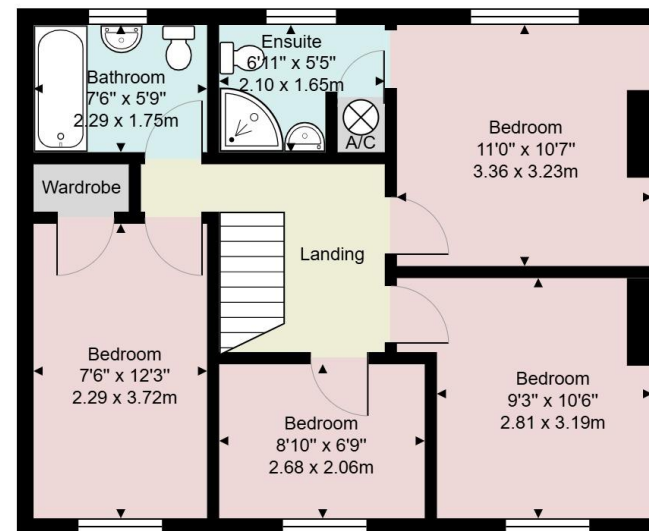


ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:
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Ground Floor



1st Floor

Approx. Total Area: 1386 ft² ... 128.8 m²

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

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