



9 TOWN HEAD FOLD, HOLME, CARNFORTH, CUMBRIA, LA6 1SE
£450,000

MILNE MOSER
SALES + LETTINGS

9 TOWN HEAD FOLD HOLME CARNFORTH LA6 1SE



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GARAGE &
PARKING

OVERVIEW

Nestled in the corner of a quiet, popular cul-de-sac, this stunning semi-detached property is ready to become the home to a new family. The generously sized rooms throughout the property offer space and light, with a welcoming feel as soon as you walk through the door. The ground floor layout has a downstairs WC on entering the property, living room, through to an open plan kitchen diner which then takes you through to the sun room offering beautiful views of the garden and adjoining fields. The first floor has three double bedrooms and one single, two with ensembles plus a family bathroom. The beautifully maintained south facing rear garden is perfect for hosting, hobbies and relaxing. Close to 'good' OFSTED rated Holme Primary School, bus route and links to the M6.

ACCOMODATION

A UPVC front door leads into:

HALLWAY

A spacious hallway with grey tiled flooring, wooden effect laminate flooring to the stairs. A UPVC double glazed window as you walk up the stairs offers excellent natural light. Understairs cupboard for storage, radiator and ceiling light.

DOWNSTAIRS WC

Convenient in any home, the downstairs WC is immediately to your right on entering the property. The grey tiled flooring continues from the hallway, with a built in hand wash basin, WC and radiator. A circular frosted UPVC window to the front aspect.





LIVING ROOM

16' 5" x 13' 7" (5.00m x 4.15m) into bay window

A well sized living room to the front of the property with a large UPVC double glazed window to the front aspect flooding the room with natural light. Gas fire with marble surround, wood effect laminate flooring, radiator and ceiling light.

KITCHEN/DINER

11' 1" x 23' 2" (3.37m x 7.06m)

The real heart of the home is the open plan kitchen diner to the rear of the property. The room is perfect of hosting and entertaining as well as being a hub for the family. The kitchen is fitted with wood effect wall and base units with complimenting granite work tops and tiled splashbacks. Integrated appliances including a gas hob, double oven, microwave, fridge freezer a dishwasher. A stunning freestanding AGA is a real feature in this kitchen also. UPVC double glazed window to the rear aspect and double French doors leading into the sun room. Internal access to the garage and direct access to the rear garden.

SUN ROOM

13' 4" x 12' 9" (4.06m x 3.88m)

Leading through the double doors is a light, spacious sun room offering panoramic views of the rear garden and open fields behind, an ideal spot for your morning coffee or evening relaxation. UPVC double glazed windows and double French doors opening out into the garden. Radiator and ceiling light.

BEDROOM

11' 9" x 13' 6" (3.59m x 4.11m) max

A spacious double bedroom with built in storage and wardrobes to two walls. UPVC double glazed window to the front aspect. Wood effect laminate flooring and radiator.

ENSUITE BATHROOM

4' 6" x 9' 4" (1.38m x 2.83m)

A bright bathroom with a hand wash basin, WC and walk-in corner shower unit. Tiled flooring and walls, chrome heated towel rail. UPVC doubled glazed window to the front aspect and ceiling light.

BEDROOM

11' 1" x 8' 10" (3.37m x 2.70m) max

A well sized double bedroom with built in storage and wardrobes to one wall. UPVC double glazed window to the rear aspect, wooden effect laminate flooring radiator and ceiling light.



BEDROOM

10' 11" x 6' 11" (3.32m x 2.11m)

Perfect for a single bedroom or home office. UPVC double glazed window to the rear aspect. Wood effect laminate flooring, radiator and ceiling light.

BATHROOM

10' 10" x 6' 7" (3.29m x 2.02m)

Fitted vanity unit houses storage, hand wash basin and WC. Electric shower over bath with fully tiled walls and flooring. Frosted UPVC double glazed window to the rear aspect. Heated towel rail, ceiling light and useful linen cupboard.

BEDROOM

14' 1" x 14' 6" (4.29m x 4.41m) max

Excellent sized double bedroom with wood effect laminate flooring, decorated with neutral tones ready for personalisation. Double glazed UPVC window to the front aspect, radiator and ceiling light.

ENSUITE BATHROOM

8' 10" x 5' 3" (2.69m x 1.59m)

A modern bathroom comprising of a vanity unit with fitted hand wash basin and WC. Stand up walk-in shower with glass roller screen door. Double glazed UPVC Velux window. Heated towel rail, tiled flooring and ceiling light.

EXTERIOR

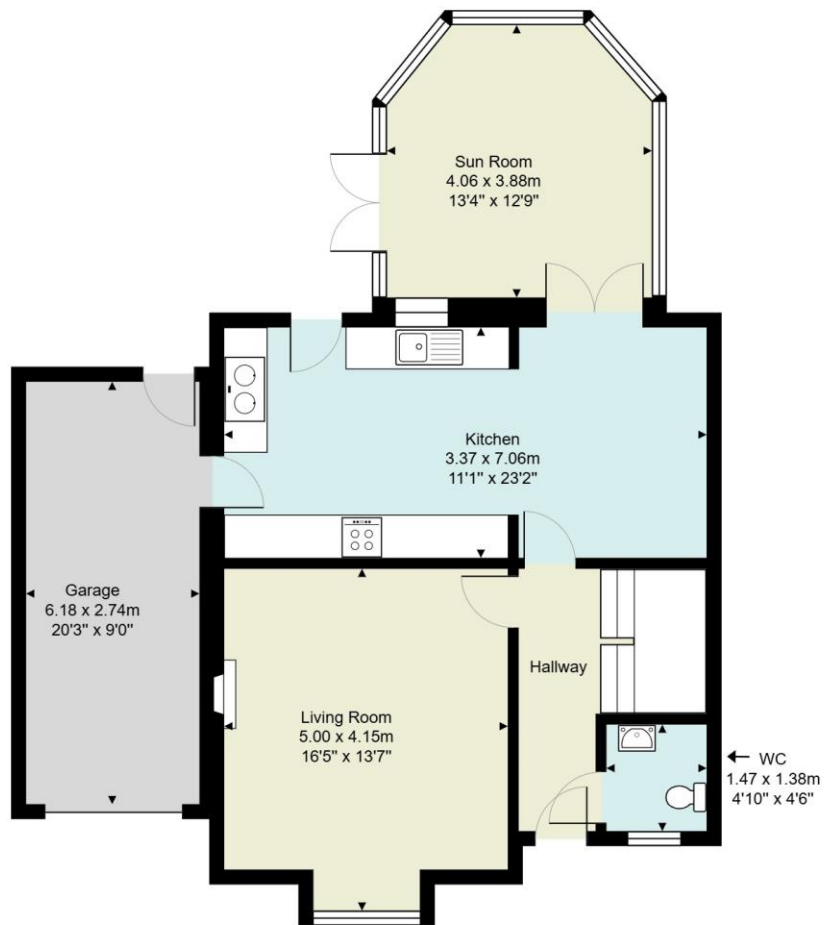
The property has off road parking on the driveway in front of the garage, which can be accessed internally and offers extra storage. The rear garden for No. 9 is the perfect place for entertaining, hosting and relaxing. Beautifully landscaped and maintained there are well established plants and bushes giving a mix of colours and depth to admire. Paved areas for dining, space for gardening or even just simply sitting and enjoying the uninterrupted views of the fields beyond the fence, the south facing garden is a real bonus point.

GARAGE

20' 3" x 9' 0" (6.18m x 2.74m)

Having an electric up and over door, power and ceiling lights. Housing the boiler and solar panel control unit. Tap and further storage within the roof space.





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

Approx Total Area: 167.3 m² ... 1800 ft²





DIRECTIONS

Leaving our Milnthorpe Office in The Square, proceed towards Ackenthwaite, turning right at the roundabout with Dallam School. Proceed through Whasset and into Holme Village. Turn left after The Smithy onto North Road and continue past the primary school towards the far end. Town Head Fold is the last turning to the left hand side. Taking the first left and then veering right, you will find No. 9 at the end of the cul-de-sac on the left hand side near the corner.

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GENERAL INFORMATION

Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: E

EPC Grading: B

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	91 B	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MILNE MOSER

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