



KINGFISHER, 2 QUEENS TERRACE, HOLME, CARNFORTH, CUMBRIA, LA6 1QB
£200,000

MILNE MOSER
SALES + LETTINGS

KINGFISHER
2 QUEENS TERRACE
HOLME
LA6 1QB



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OVERVIEW

A perfect first time buy or downsize purchase, this traditional two bedroom cottage has character and charm throughout. The contemporary kitchen retains a traditional feel and has ample space for a dining table - a rarity in a cottage style property, a rear porch provides excellent storage for wet coats and shoes and the lounge also boasts built in storage. The bathroom is modern and bright and has a P shaped shower bath and tasteful fittings. The larger of the two bedrooms has a built in wardrobe. Externally, the cottage has a generous outhouse, ideal for garden equipment and there is a long rear garden with flower borders and space for entertaining. Gas central heated and UPVC double glazed.

ACCOMMODATION

A wrought metal gate from North Road leads across a front forecourt to the UPVC double glazed door with central Kingfisher stained glass panel.

HALL

Stairs lead to the first floor and there is a radiator. A traditional latch door accesses the lounge.

LOUNGE

8' 11" x 12' 10" (2.72m x 3.90m)

A UPVC double glazed window faces the front aspect. Storage has been built into the recess under the stairs and there is an additional cupboard and alcove shelving. Radiator, ceiling light and Open Reach socket.





KITCHEN DINER

11' 9" x 10' 5" (3.57m x 3.18m) max

Updated in recent years, the kitchen diner has a lovely country cottage feel with mushroom shaded shaker style base and wall units, woodgrain effect worktops and cheery Moroccan style tiled splashbacks. Electric hob with canopy above, an electric oven, plumbing for a washing machine and space for an under counter fridge and freezer. Stainless steel sink and drainer, ceiling light and a radiator. Beams to the ceiling and space for a family dining table. Understairs cupboards and a UPVC double glazed window facing the rear aspect.

REAR PORCH

4' 4" x 2' 11" (1.31m x .88m)

UPVC double glazed external door, shelving and hanging space for coats.

LANDING

Wooden doors lead to the two bedrooms and bathroom and there is a ceiling light. Access to the boarded loft which has a skylight, light and power and houses the boiler.

BEDROOM

8' 10" x 9' 3" (2.69m x 2.83m)

UPVC double glazed window facing the front elevation. Built in double cupboard over the stairs, a radiator and ceiling light.

BEDROOM

6' 6" x 6' 5" (1.99m x 1.95m)

Overlooking the rear garden the second bedroom has a UPVC double glazed window, radiator and ceiling light.



BATHROOM

4' 11" x 8' 11" (1.51m x 2.71m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a modern white suite comprising P shaped shower bath, a WC and vanity hand basin with cupboards beneath. There is aquaboard panelling to the walls and PVC clad ceiling, downlights, a chrome heated towel rail and illuminated mirror. Matching wall cabinets and an extractor.

EXTERNAL

At the front of the cottage is an enclosed gravelled forecourt. At the rear is an open pathway running the length of the terrace and steps up to the rear garden. External taps. The rear garden is a good size with gravel and a path leading to a patio area, wood block edged

flower beds semi divide the garden and provide interest and there is an upper patio and access at the side onto the footpath. There is excellent potential within the garden to grow vegetables and extend the flower borders.

OUTHOUSE

7' 1" x 9' 1" (2.16m x 2.77m)

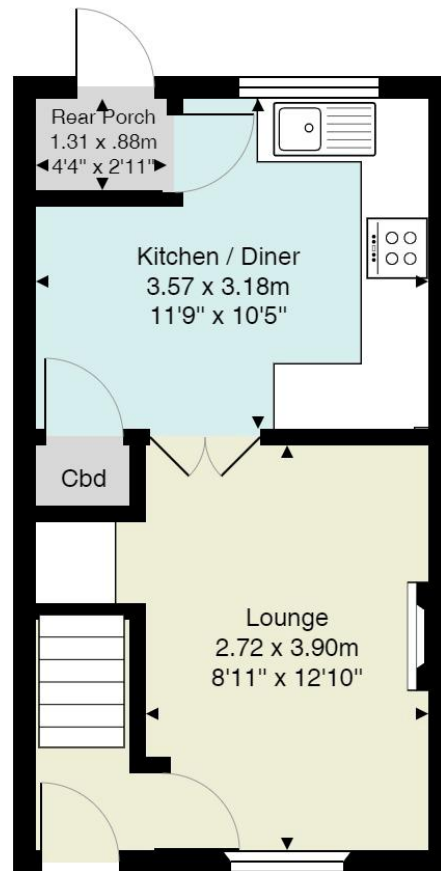
Having a UPVC double glazed window, power, light and tap.

DIRECTIONS

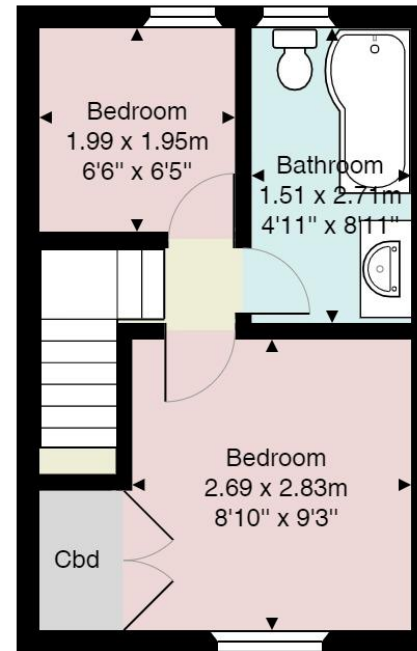
Leaving our office in The Square, proceed on Main Street towards Ackenthwaite, turning right at Dallam School towards Holme. Continue through Whasett and on reaching Holme village, turn left after Mirror Mirror and The Smithy Pub onto North Road. Queens Terrace is located to the right hand side just after the primary school.

what3words///stacks.elsewhere.roof





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
 Tenure: Freehold
 Council Tax Band: 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		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

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