



20B PEAR TREE PARK, HOLME, CARNFORTH, CUMBRIA, LA6 1PP
£66,000 60% of Full Market Value

MILNE MOSER
SALES + LETTINGS

OVERVIEW

Set back from the road on the popular Pear Tree park development, this first floor flat was built in 2004 and is a perfect first time buy. The accommodation is well balanced with a generous double bedroom, lounge diner with open access to the kitchen and a bathroom. The ground floor hallway offers scope to build in storage and there is excellent potential throughout to personalise, redecorate and update. Gas centrally heated and UPVC double glazed windows. Allocated parking space and excellent links to bus routes, M6 motorway and wider Lake District. Sold at 60% of Full Market Value and subject to a Local Occupancy Requirement.

ACCOMMODATION

Entering into the ground floor hallway, stairs lead to the first floor with potential below to build in all important storage. There is a ceiling light and UPVC double glazed window.

LANDING

Built in coat cupboard, a ceiling light and radiator. A UPVC double glazed window faces the front aspect and there is access to the loft.

LOUNGE DINER

12' 8" x 11' 11" (3.86m x 3.64m)

Having a lovely view at the rear, the lounge diner has a UPVC double glazed window, ceiling light, radiator and television and telephone points. There is open access to the kitchen.

KITCHEN

10' 4" x 5' 3" (3.16m x 1.59m)

Overlooking the front courtyard and parking area, the kitchen is fitted with wood effect base and wall units, speckled worktops, tiled splashbacks and a stainless steel sink with drainer. Gas hob with hood above, an electric oven, plumbing for a washing machine and space for a fridge. Wall mounted Vaillant boiler, a UPVC double glazed window and a ceiling light.

BEDROOM

9' 7" x 13' 9" (2.92m x 4.18m)

A generous double bedroom with view over rooftops towards distant countryside. UPVC double glazed window, a ceiling light and radiator.

BATHROOM

5' 3" x 8' 1" (1.60m x 2.46m)

Frosted UPVC double glazed window. Fitted with a WC, pedestal hand basin and a bath with mixer above. Tiled splashbacks, a ceiling light, extractor and a radiator.



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PARKING





EXTERNAL

To the front of the property is a communal courtyard with allocated parking for each resident and shared visitors spaces. There is space for pots by the front door and a lean to store at the side.

DIRECTIONS

Leaving our Milnthorpe office, proceed on Main Street towards Ackenthwaite, turning right at the roundabout with Dallam School. Continue through Whassett and into Holme Village. Turn left after The Smithy onto North Road and pass the primary school on the right. Turn left onto Pear Tree Park and follow the road round to the left. 20b is located to a small courtyard on the right hand side.
what3words://lobby.scored.self

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Leasehold. 999 year lease from 1st July 2004. Sold at 60% of Full Market Value. Subject to a local occupancy clause.

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KENDAL OFFICE

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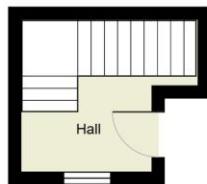
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1st Floor



Ground Floor

Approx. Total Area: 575 ft² ... 53.4 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

ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

If you would like further information or insights prior to viewing, please contact Lois Clifton



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