



4 POLICE SQUARE, MILNTHORPE, CUMBRIA, LA7 7PY
£225,000

MILNE MOSER
SALES + LETTINGS

4 POLICE SQUARE, MILNTHORPE, CUMBRIA, LA7 7PY



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1

OVERVIEW

Forming part of a pretty row of traditional terraced houses, this two bedroom cottage is a perfect first time buy, lock and leave bolt hole or an easily managed downsize. Centrally located within Milnthorpe, amenities are all within walking distance - Booths supermarket, doctors, dentist and pharmacy to name but a few along with cafes and food outlets. The cottage has been updated in recent years, retaining character and charm throughout - the period fireplace in the generous open plan lounge/kitchen/diner is a wonderful focal point and there are exposed beams and woodwork on the first floor. Both bedrooms are doubles and there is a modern bathroom. A pretty courtyard has been created at the rear - laid with chippings, there is space to dine al fresco and a private aspect. Neutrally decorated, gas centrally heated and high performance UPVC double glazing.

ACCOMMODATION

A wooden front door leads into:

LOUNGE

16' 3" x 17' 4" (4.96m x 5.28m)

A lovely generous space, open plan to the kitchen dining area. A UPVC double glazed window faces the front with view onto green space and there are downlights to the ceiling, a radiator and useful understairs cupboard. The period stone fireplace is an attractive feature and has a recess for an electric fire. Stairs lead to the first floor and a cupboard on the stairwell houses the Ariston boiler. Engineered wood flooring runs through into the kitchen/diner, unifying the space.





KITCHEN/DINER

12' 7" x 9' 9" (3.84m x 2.97m)

Two UPVC double glazed windows overlook the rear courtyard and two large Velux rooflight flood the space with natural light. Fitted with cream shaker style base and wall units, wood block effect worktops which incorporate a breakfast bar and a stainless steel sink and drainer. Electric hob with hood above, an electric oven, integrated fridge freezer and washing machine. There is space for a dining table, downlights and a vertical radiator. A part glazed door leads to the courtyard.

LANDING

Full of character, the landing has exposed beams and quirky angled doorways to the two double bedrooms and bathroom. A UPVC double glazed window at the rear overlooks rooftops towards Dallam Estate and there is a ceiling light and radiator.

BEDROOM

7' 10" x 11' 7" (2.38m x 3.53m)

With a high ceiling and exposed beams, this charming bedroom has a UPVC double glazed window overlooking the green at the front, a radiator and ceiling light.

BEDROOM

8' 1" x 11' 9" (2.47m x 3.55m)

Also facing the front, the second double bedroom has a UPVC double glazed window, radiator and ceiling light. Exposed beams and a high ceiling give the room an airy feeling.

BATHROOM

7' 6" x 5' 4" (2.29m x 1.62m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a pedestal wash hand basin, WC and bath with fixed head and riser spray plus a screen. Modern chrome heated towel rail, an extractor, shaver point and downlights.



EXTERNAL

Enclosed by stone walling and fencing, the rear courtyard has been laid with plum coloured chippings and there is space for patio furniture and pots. External light and tap.

DIRECTIONS

From our office on foot, exit The Square by the church green and War Memorial. Cross over Main Street, turning into Police Square alongside Green Dental Surgery with number four located a short distance on the left hand side.

what3words:///boils.condition.mascots







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		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



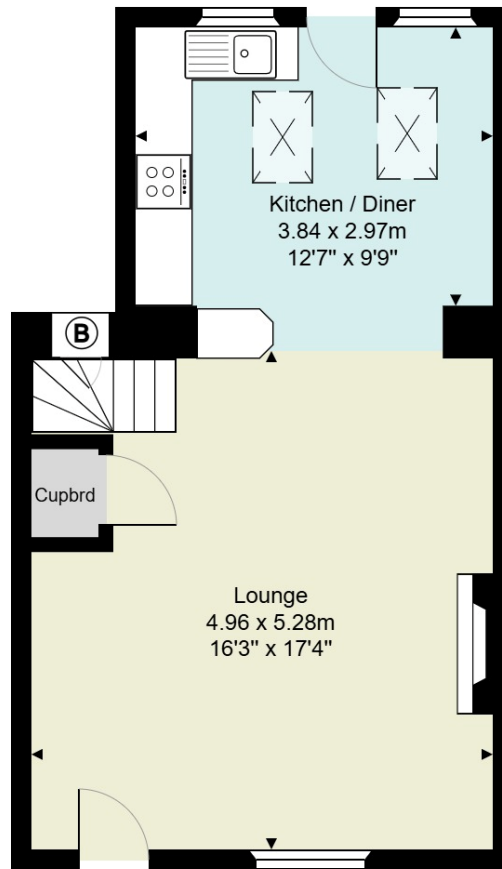
ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

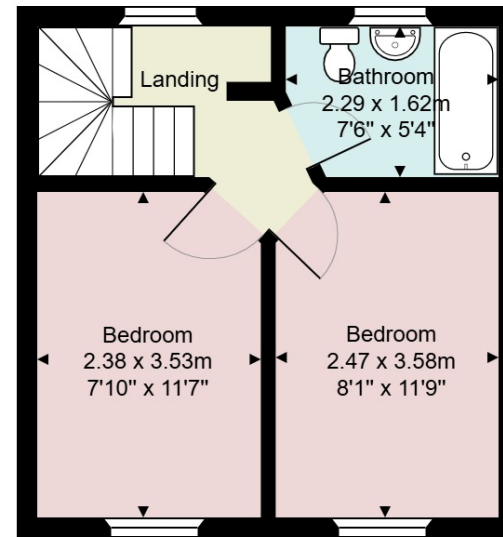
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Ground Floor



1st Floor

Total Area: 66.0 m² ... 711 ft²

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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SALES + LETTINGS

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