



49 FIRS ROAD, MILNTHORPE, CUMBRIA, LA7 7QF  
**£240,000**

**MILNE MOSER**  
SALES + LETTINGS

- Gas Central Heating
- UPVC Double Glazing
- Good Location for Primary and Secondary Schools
- Local Occupancy Applies
- Excellent Scope to Personalise



3



1



1



PARKING

#### OVERVIEW

Ideal for a growing family, this end terraced home has a larger than average plot and lots of off road parking.

The property offers a traditional layout with a dual aspect living room and a dining kitchen on the ground floor. At the side is a further utility room/store, cloakroom and outhouse - all must have for families. The three bedrooms are all a good size with two being doubles and having built in storage.

Externally, there is fantastic scope to develop the garden further - the plot wraps around the rear and side and there is a generous driveway at the front.

#### ACCOMMODATION

Steps from Firs Road lead up past the parking area to an open porch area. A smart front door leads into the hall. Panelling to one wall incorporates hanging space for coats and stairs lead to the first floor. Laminate flooring runs through into the lounge, which being dual aspect is light and bright. The kitchen overlooks the rear garden and is fitted with pale grey units and marble effect worktops. An understairs cupboard provides further storage and there is a useful pantry with stone slab shelf and an additional larder/china cupboard - practical storage not seen in new build homes.





A passageway at the side connects to the WC and utility, again useful space, and a door leads to the garden.

Once on the first floor, the storage continues with two shelved cupboards on the landing (one also housing the boiler) plus access to the loft. The largest of the three bedrooms has a part view over rooftops towards Dallam Estate plus an over stairs wardrobe. The second double also boasts a deep built in cupboard and the third bedroom is a good sized single. The bathroom has a white suite, white tiling and modern chrome heated towel rail.

Externally, the property continues to offer potential. At the front is a generous tarmac driveway, must in this location and there is a raised level lawn space. The enclosed side and rear garden wraps around the property and is enclosed by fencing. Mostly lawned with a patio space close to the house, sleeper style raised beds and a garden shed to stay. There is an external tap and lights.

An outhouse joined to the property provides storage for tools and garden equipment.



#### DIMENSIONS

Hall

Lounge 11' 11" x 18' 4" (3.62m x 5.58m)

Kitchen Diner 11' 7" x 11' 7" (3.53m x 3.53m) max

WC

Utility Room 5' 11" x 10' 0" (1.80m x 3.05m)

Bedroom 11' 11" x 10' 10" (3.64m x 3.29m)

Bedroom 9' 4" x 12' 0" (2.84m x 3.65m)

Bedroom 8' 11" x 7' 1" (2.71m x 2.15m)

Bathroom 5' 5" x 5' 10" (1.66m x 1.77m)

#### DIRECTIONS

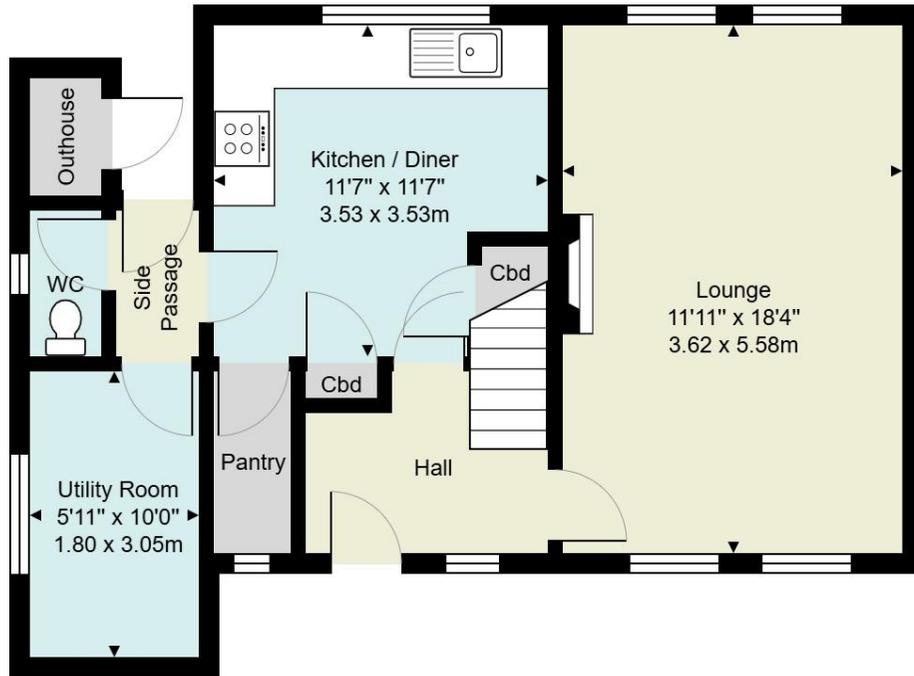
From our offices in The Square, proceed on Main Street turning right after the church onto Firs Road. Follow Firs Road past the Primary School and green towards the end. The property is on the left hand side just after the turning to Firs Close.

[what3words///orchids.landed.towels](http://what3words:///orchids.landed.towels)

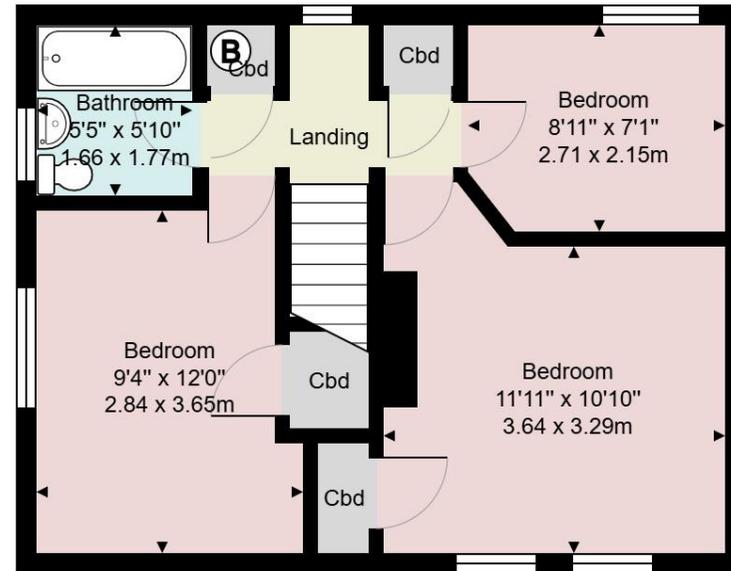








Ground Floor



1st Floor

Approx. Total Area: 991 ft<sup>2</sup> ... 92.1 m<sup>2</sup>

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

## EPC TO GO HERE

To arrange your viewing contact our Milnthorpe Team

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

### ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage  
Tenure: Freehold. Local Occupancy Restriction Applies.  
Buyers must have lived or worked in Cumbria for the preceding three years.  
Council Tax Band: B  
EPC Grading:

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE  
Telephone. 01539 725 582  
Fax. 01539 723 425  
Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)  
Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

### MILNTHORPE OFFICE

Westmorland House, The Square,  
Milnthorpe, Cumbria LA7 7QJ  
Telephone. 015395 64600  
Fax. 015395 63976  
Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.