



SILVER COINS, WHASSETT, MILNTHORPE, CUMBRIA, LA7 7DN
£390,000

MILNE MOSER
SALES + LETTINGS

SILVER COINS, WHASSETT, MILNTHORPE, CUMBRIA LA7 7DN



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GARAGE &
PARKING

OVERVIEW

Centrally positioned in a small hamlet and with views cross fields at both the front and rear, Silver Coins is a property worthy of internal viewing. The versatile layout is perfect for families and those looking to downsize as the level accommodation is a real bonus. The lounge faces the front aspect and has views over fields and a wood burner. The kitchen diner has been reconfigured in recent years, a central island has been added along with patio doors to the rear garden and a cloakroom/WC. The bedrooms are all of a good size - ensuring there are no teenage arguments - and the bathroom has been updated with a five piece suite creating a luxurious boutique hotel feel. Externally there is parking and turning for a number of vehicles at the front and the lawned rear garden backs onto fields. An excellent sized garage completes the picture. Gas centrally heated and UPVC double glazed throughout. Milnthorpe is just a short drive away with both primary and secondary schools, supermarkets, petrol station, doctors, pharmacy and dentist.

ACCOMMODATION

From the parking and turning area, a modern composite door leads into:

HALL

An L shaped hallway with doors to all accommodation. There is a UPVC double glazed window, radiator and downlights to the ceiling. There is access to the loft and a ceiling mounted air re-circulator.





LOUNGE

11' 1" x 16' 11" (3.38m x 5.16m)

A UPVC double glazed window overlooks the front garden towards fields and countryside. There is wood effect flooring, a ceiling light and radiator, The wood burner prides a focal point and has a slate hearth and wood effect lintel.

KITCHEN DINER

15' 0" x 16' 7" (4.58m x 5.06m) max including cloakroom

Having UPVC double glazed sliding patio doors to the rear garden plus large UPVC double glazed windows, the kitchen diner is light and bright and the perfect place for family meals. Fitted with grey handless base and wall units, dark worktops and a central island with breakfast bar. There is a one and a half bowl sink with drainer, an induction hob with modern canopy above, an integrated electric oven, microwave and fridge freezer. There are downlights, two radiators (one vertical) and a ceiling light above the island.

WC

A useful addition to the bungalow and fitted with a vanity basin, WC and a ceiling light.

BEDROOM

8' 9" x 12' 10" (2.66m x 3.92m)

The largest of the three bedrooms has a UPVC double glazed window with views over fields at the front, a ceiling light and radiator.

BEDROOM

7' 10" x 12' 11" (2.40m x 3.93m)

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

BEDROOM

7' 2" x 12' 9" (2.19m x 3.89m)

The third bedroom has a UPVC double glazed window facing the front elevation, a radiator and ceiling light.

BATHROOM

7' 6" x 12' 9" (2.28m x 3.88m)

Having a luxurious high end feel, the bathroom has a frosted UPVC double glazed window and is fully tiled. There is a double ended freestanding bath with pillar tap and mixer, a WC, double vanity sinks with drawers beneath and a walk in double shower enclosure



with Crittall style screen, fixed head and riser spray. A mirror above each basin, downlights and a modern heated towel rail.

EXTERNAL

To the front of the bungalow is a generous parking and turning space plus a lawn area. There is access to the garage and a gate leads to the rear garden. Fully enclosed, the rear has space for everyone. Children and pets will love the level lawn area and there is a seating area with views across the garden and fields. The garden shed is to stay and there is an external tap. Lighting and sockets at both the front and back.

GARAGE

9' 10" x 31' 2" (2.99m x 9.49m) approx maximum

A long tandem garage with an up and over door, double glazed window and pedestrian door to the rear garden. Wall mounted Ideal boiler, shelving, power and light. Plumbing for a washing machine.

DIRECTIONS

Leaving Milnthorpe on Main Street, turn right at the roundabout with Dallam School towards Holme village. On reaching Whassett, Silver Coins is located to the left hand side just after the farm. what3words.com/ripe.domain.multiple







GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

EPC Grading: E. Since the EPC was commissioned Gas Central Heating has been installed and the windows replaced.

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



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

Westmorland House, The Square, Milnthorpe, LA7 7QJ

Telephone. 015395 64600

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Total Area: 120.2 m² ... 1294 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

MILNE MOSER

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