



1 KIRKHEAD, MILNTHORPE, CUMBRIA, LA7 7PX
£240,000

MILNE MOSER
SALES + LETTINGS

OVERVIEW

Perfect for a growing family, this extended semi-detached house is available with no onward chain. Requiring modernisation and updating throughout, the current footprint offers buyers scope to reconfigure and adapt for their own needs. A dual aspect sitting room has access to the garden and there is a kitchen diner and adjoining utility room. A ground floor bedroom and wet room and could be used to care for a dependent relative or for visitors. The first floor offers three bedrooms, a bathroom and WC. Being on a corner, there are garden areas to the front, side and rear with off road parking and further scope.

ACCOMMODATION

A frosted door leads into the reconfigured hallway. The annexe is to one side and there is access to the kitchen at the rear of the house. Fitted with beech units and green worktops, an electric oven and hob and a stainless steel sink. Wall mounted boiler installed in 2025. The adjoining lounge is dual aspect with French doors to the garden and a quartz stone fire surround.

Also accessed from the kitchen is the utility room. Having plumbing for a washing machine and external door, this room helps link the annexe to the house. The wet room has an open shower area, hand basin and WC and connects to the ground floor double bedroom with a wider door - perfect for those with mobility difficulties.

The first floor offers three bedrooms - one with an additional dressing area, a bathroom and separate WC. There are pleasant views at the side and rear towards open countryside and Whitbarrow Scar.

The garden areas extend to the side, front and rear. There is off road parking at the side and access into the rear garden. A good size with central ramp, artificial grass and a metal shed. There is access into the garden from the rear lane.



4



1



2



PARKING





DIMENSIONS

Kitchen Diner 14' 7" x 9' 11" (4.45m x 3.03m)

Lounge 10' 3" x 16' 3" (3.12m x 4.95m)

Utility Room 8' 3" x 5' 10" (2.51m x 1.77m)

Wet Room 8' 0" x 8' 5" (2.44m x 2.56m)

Bedroom 11' 1" x 9' 10" (3.38m x 3.00m)

Bedroom 13' 4" x 9' 5" (4.07m x 2.87m) plus 7' 4" x 3' 6" (2.23m x 1.08m)

Bedroom 8' 7" x 11' 0" (2.62m x 3.35m)

bedroom 10' 6" x 6' 6" (3.20m x 1.98m)

Bathroom 8' 4" x 5' 0" (2.54m x 1.52m)

DIRECTIONS

From our office in The Square, proceed across Main Street, turning onto Haverflatts lane by the pharmacy. Turn left onto Ryleyfield and follow straight up and around the bend. Turn left onto Kirkhead with number 1 being on the left hand side. what3words///change.loss.minivans

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold. Subject to a Local Occupancy Clause. Occupiers must have lived or worked in Cumbria for the preceding three years. Certain exemptions apply, please ask for details.

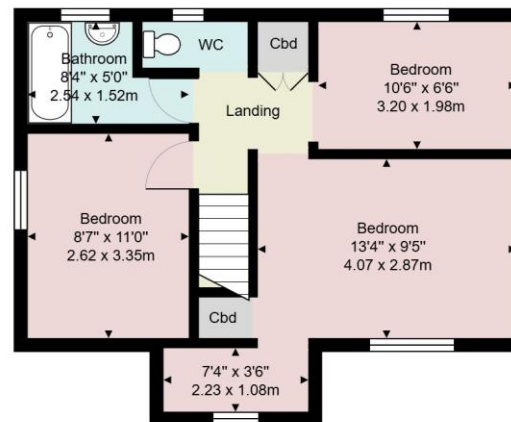
Council Tax Band: B

EPC Grading: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



1st Floor

Approx. Total Area: 1074 ft² ... 99.8 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

To arrange your viewing contact our
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