



92 RYLEYFIELD ROAD, MILNTHORPE, CUMBRIA, LA7 7PU
£270,000

MILNE MOSER
SALES + LETTINGS

- Local Occupancy Clause Applies
- Gas Central Heating
- UPVC Double Glazing
- No Onward Chain
- Popular Location with Families and First Time Buyers



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PARKING

OVERVIEW

With the amenities of Milnthorpe within walking distance and primary and secondary schools close by, this family home is worthy of viewing.

Already extended to provide great size accommodation, there is potential still to modernise and update to create a lovely long term home. The ground floor layout combines practicality and socialising perfectly with the kitchen being in the heart of the house. Both the family/dining room and lounge have doors to the rear garden and there is a utility room and cloakroom/wc. Once on the first floor, there are four good sized bedrooms plus a bathroom.

Completing the picture is an enclosed rear garden and off road parking at the front.

ACCOMMODATION

Entering into the hallway via the UPVC double glazed door, there is space for coats and shoes and stairs lead to the first floor. The lounge leads to the left and is light bright with a large window at the front and French doors leading to the garden. A wooden fireplace with Art Nouveau style inset tiles provides a focal point (the gas supply has been disconnected). Moving through the house into the kitchen, there are folding doors to the family/dining room giving a semi open plan feel and the kitchen is fitted with pine units and green worktops. There is a gas hob with canopy above,





an electric oven and a one and a half bowl sink. The adjacent utility room houses the boiler and there is an additional sink plus plumbing for a washing machine. A sliding door leads to the cloakroom/WC - a must for every family home. The extended family room at the rear of the house is a great space, versatile in use, it could be a dining room, second TV room or playroom. French doors lead to the garden and patio and two windows flood the room with light.

The first floor landing has pine doors to each of the bedrooms and bathroom plus there is access to the loft. The largest bedroom is within the extension at the rear plus there are two further doubles - one with a dressing area, plus a good sized single bedroom. The bathroom has a traditional three piece suite with shower above the bath.

Externally, the property has a lot to offer, off road parking for a couple of cars has been created at the front and there is a lawn area and double gates at the side. Having space for a trailer or a shed, the side space has good potential. The rear garden is enclosed, perfect for children and pets. A lawn provides space for play and there is a patio close to the house, fencing, mature evergreens and a camelia.



DIMENSIONS

Lounge 10' 4" x 16' 4" (3.14m x 4.98m)

Kitchen 14' 7" x 9' 11" (4.44m x 3.01m)

Family Room 14' 4" x 10' 5" (4.36m x 3.18m)

Utility Room 5' 7" x 5' 11" (1.71m x 1.81m)

Bedroom 14' 4" x 10' 5" (4.36m x 3.18m)

Bedroom 13' 7" x 9' 10" (4.14m x 3.00m) plus dressing area

Bedroom 8' 4" x 11' 5" (2.53m x 3.49m)

Bedroom 10' 7" x 6' 4" (3.22m x 1.93m)

Bathroom 9' 2" x 4' 8" (2.80m x 1.43m)

DIRECTIONS

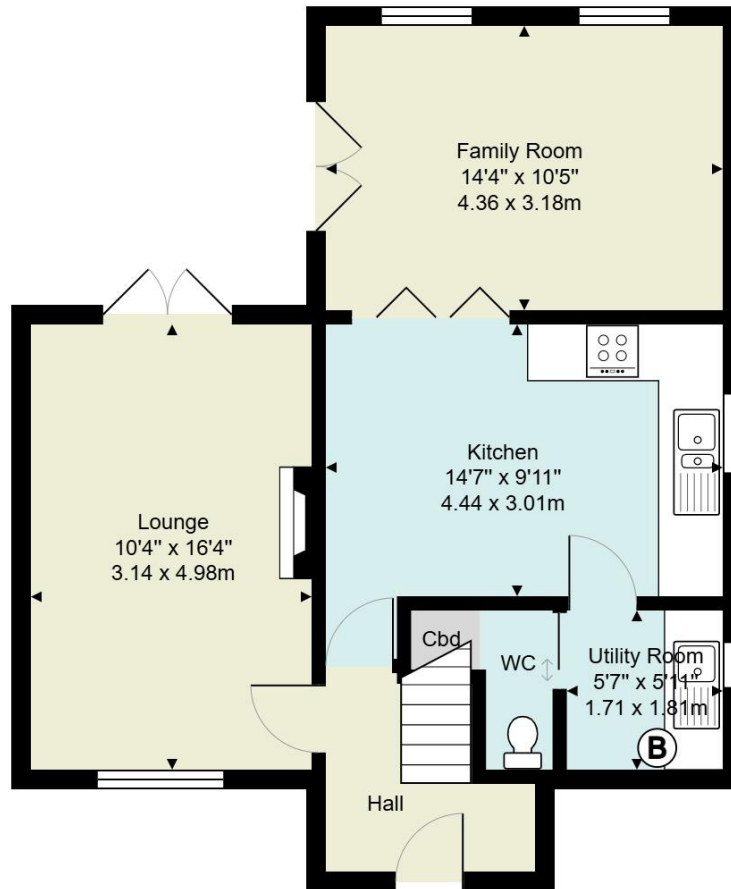
Leaving our office in The Square, cross over Main Street, turning by the pharmacy onto Haverflatts Lane. Turn left onto Ryleyfield Road and then right following the road round. The property is on the left hand side.

what3words///regime.warrior.texts

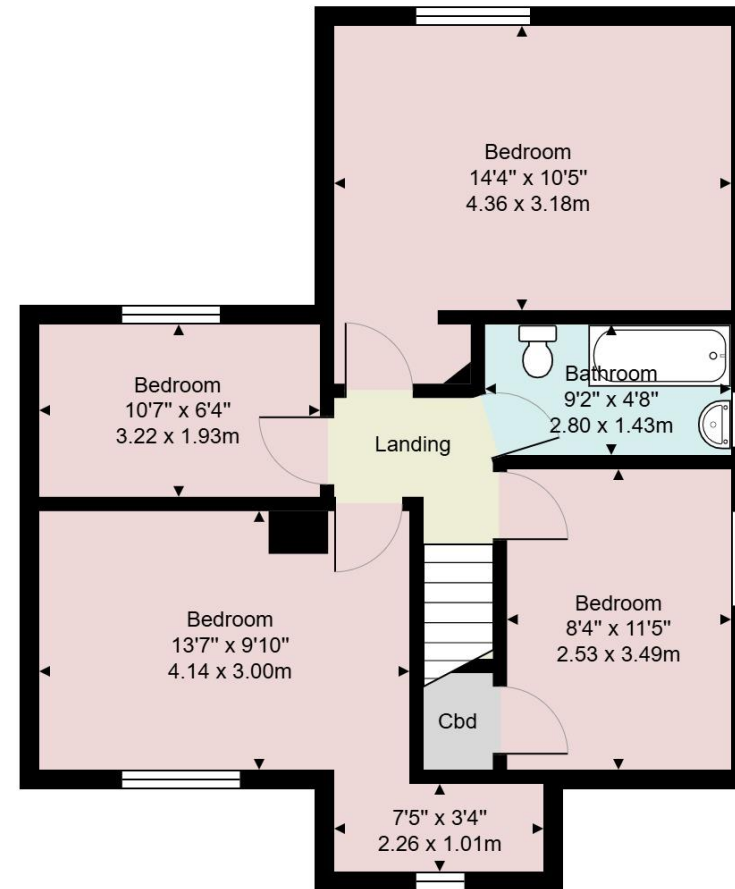








Ground Floor



1st Floor

Approx. Total Area: 1206 ft² ... 112.1 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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 Clause Applies. Buyers must have lived or worked in Cumbria for the preceding three years. Some exemptions may apply, please ask for details.

Council Tax Band: B

EPC Grading: D

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