



1 FIRS ROAD, MILNTHORPE, CUMBRIA, LA7 7QF
£275,000

MILNE MOSER
SALES + LETTINGS

- Gas Central Heating
- UPVC Double Glazing
- Views to Front towards St Anthony's Tower
- Local Occupancy Applies
- Excellent Family Home



4/5



1/2



1



PARKING

OVERVIEW

Having been extended and reconfigured for a growing family, 1 Firs Road now offers a flexible layout with space for everyone.

Practicality and imagination were at the forefront when redesigning the layout - a lovely contemporary kitchen diner running front to back and accessing the garden has been created at the side and there is a handy utility/laundry and a cloakroom/WC. The hallway gives the property a real sense of space and there is a ground floor bedroom that could easily be used as a second TV room. The first floor has been reconfigured and now offers four bedrooms - the former largest bedroom being split into two singles, plus there is a modern bathroom.

Externally, the property retains a good sized garden plus a lovely covered deck space for use in any weather. Off road parking at the front and a great village location with schools, shops and amenities right on the doorstep.

ACCOMMODATION

Approaching from Firs Road, a gravelled parking area offers space for 3 cars and there is a wood and recycling store. Once inside the house, the reconfigured layout is immediately apparent and there is a real feeling of space. The utility room is perfect for keeping everyday bits and pieces out of the way along with washing, drying and





storing a freezer, the adjoining cloakroom is a must have in busy households. Once in the lounge, the owners have added French doors leading to the covered deck at the rear and there is a cosy wood burner set within a brick fireplace. The windows at the front have a lovely view towards the church and distant St Anthonys Tower. An impressive kitchen diner runs front to back - the dining area has double doors out onto the covered deck. Fitted with contemporary shaker style units, wood block effect worktops and brass handles, the kitchen has space for everything. A five ring induction hob, electric oven, integrated fridge and dishwasher plus a boiling water tap. Lighting zones the space perfectly making it ideal for social meals. A ground floor bedroom/second TV room completes the generous ground floor.

The first floor landing has two built in cupboards - one houses the boiler. Formerly three bedrooms, the owners have split the largest bedroom to create two single bedrooms - this could easily be reinstated by removing the partition if buyers wished. Each bedroom has a view and two have built-in cupboards. The bathroom has been updated in recent years and has a shower and screen over the bath and part tiling to the walls.

Externally, the rear garden covers all bases. There is a large covered deck close to the house, perfect for outdoor dining (or drying washing!) and steps lead up to a lawn. There are gravelled areas ideal for planters plus the sunken trampoline and a large shed will remain. At the front is a gravelled parking area, wood store and space for bins and recycling.



DIMENSIONS

Lounge 12' 0" x 18' 6" (3.66m x 5.64m)
Bedroom/Second Reception Room 11' 6" x 8' 2" (3.52m x 2.48m)
Kitchen Diner 9' 1" x 24' 3" (2.78m x 7.38m)
Bedroom 9' 4" x 12' 2" (2.84m x 3.70m)
Bedroom 9' 0" x 7' 2" (2.74m x 2.19m)
Bedroom 6' 8" x 7' 11" (2.03m x 2.42m)
Bedroom 5' 0" x 11' 1" (1.51m x 3.37m)
Bathroom 5' 5" x 5' 11" (1.64m x 1.81m)

DIRECTIONS

From Main Street, turn onto Firs Road by the church.
Number 1 is set back to the left hand side opposite the green triangle and junction with The Square
what3words.com/scooters.stole.expect

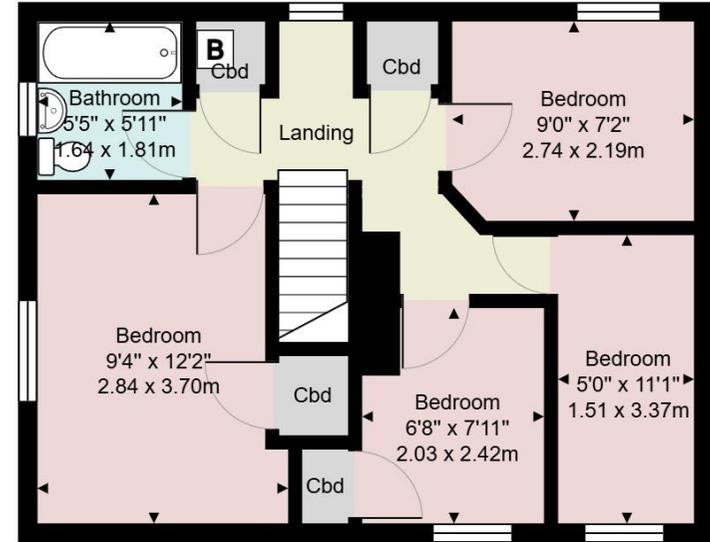








Ground Floor



1st Floor

Approx. Total Area: 1196 ft² ... 111.1 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		84 B
69-80	C	70 C	
55-68	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, please ask for details

Council Tax Band: B

EPC Grading: C. Since the EPC was commissioned the property has been extended and improvements made

Please note the land adjacent forms part of the Oakmere

Homes development

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