



3 TWINTER BANK, HOLME, CARNFORTH, CUMBRIA, LA6 1TB  
**£270,000**

**MILNE MOSER**  
SALES + LETTINGS

- Gas Central Heating
- UPVC Double Glazing
- Good Location Within Walking Distance Of Play Park
- No Onward Chain
- Scope to Personalise And Create A Forever Home



3



2



1



GARAGE &  
PARKING

#### OVERVIEW

Well positioned on the popular Pear Tree Park development, this semi-detached house is perfect for families and first time buyers. The accommodation is well balanced with a good sized kitchen diner being the heart of the house - the lounge and conservatory are accessed from here making it a great sociable space. A ground floor cloakroom/wc is a must for any home and on the first floor are three bedrooms and a modern bathroom. From two of the bedrooms are lovely views over rooftops towards open countryside - a real surprise. Completing the picture is a low maintenance garden, a parking space and garage close by.

#### ACCOMMODATION

A small front garden and path lead to the coloured front door, a canopy above provides shelter from the elements. Once in the hallway, light streams in from the window on the stairs and there is laminate style flooring running seamlessly through into the kitchen and cloakroom. The cloakroom is a good size with space for storing coats and shoes and there is a two piece suite. The lounge overlooks the rear garden and has a contemporary green feature wall, marble style fireplace and French doors lead to the dining area to give a semi open plan feel. The family kitchen diner easily accommodates a good sized table and there are oak style units, dark worktops and tiled splashbacks. Integrated gas hob with canopy above, an electric oven, integrated





dishwasher and plumbing for a washing machine. An understairs cupboard/pantry provides yet more storage. The adjoining conservatory would be suitable for a variety of uses, a play room, home office, second sitting room or hobby room. There is access to the garden, solid style roof and a practical tiled floor.

The galleried landing is light and bright with a built-in cupboard housing the Vaillant boiler. The two double bedrooms are at the rear of the house with views over rooftops towards open countryside. The third single bedroom is at the front. The bathroom has been updated in recent years and has a bath with shower above, a toilet and hand basin. Simple white tiling allows buyers to personalise how they wish and there is an extractor, heated towel rail and shaver point.

At the front of the house is a gravelled space interspersed with low shrubs and there is an external tap. The enclosed rear garden is tiered with steps down from the conservatory and up from the gate. Landscaped for ease, the space is block paved with raised beds and fruit trees. Further at the rear is a garage and a parking space. The garage has a dark green up and over door plus power and light are connected. The numbered car parking space is to the right of the garages



#### DIMENSIONS

Lounge 13' 4" x 12' 2" (4.06m x 3.70m)  
Kitchen Diner 10' 8" x 16' 7" (3.26m x 5.06m)  
Conservatory 11' 9" x 9' 11" (3.58m x 3.02m)  
Bedroom 12' 9" x 9' 7" (3.89m x 2.92m)  
Bedroom 11' 4" x 9' 2" (3.46m x 2.80m)  
Bedroom 8' 3" x 7' 1" (2.51m x 2.15m)  
Bathroom 6' 1" x 6' 8" (1.86m x 2.03m)  
-  
Garage 9' 10" x 19' 0" (3.0m x 5.79m)

#### DIRECTIONS

From our offices in The Square, proceed towards Ackenthwaite, turning right at the roundabout with Dallam School. Continue through Whassett and into Holme village. Turn left onto Mayfield Drive, passing bungalows and then onto the modern development. Following the road round to the right, Twinter Bank is a turning to the left with the property located to the left hand side.  
[what3words///trek.share.screening](https://www.what3words.com/@@@trek.share.screening)

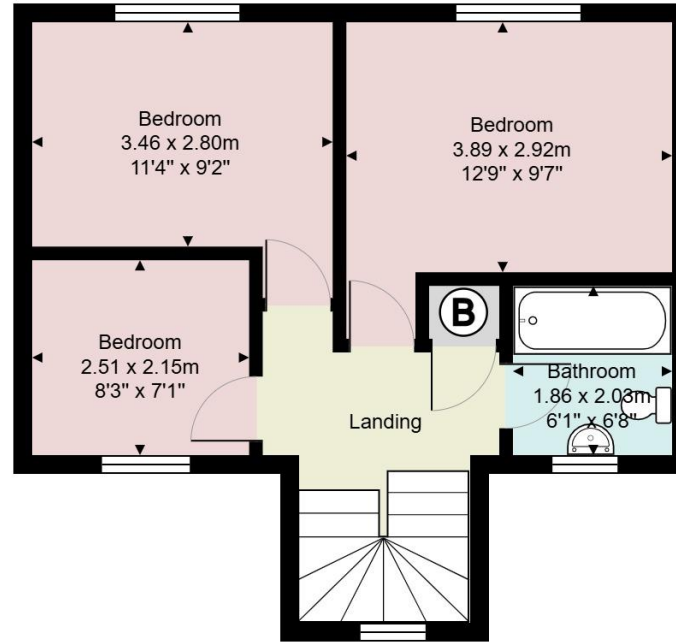








Ground Floor



1st Floor

Total Area: 94.5 m<sup>2</sup> ... 1017 ft<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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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

Council Tax Band: D

EPC Grading: C

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