



10 RYLEYFIELD ROAD, MILNTHORPE, CUMBRIA, LA7 7PT
£250,000

MILNE MOSER
SALES + LETTINGS

- No Onward Chain
- Gas Central Heating
- UPVC Double Glazing
- Renovated Inside and Out
- Local Occupancy Applies
- Off Road Parking
- Close to Milnthorpe Amenities, Primary and Secondary Schools.



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PARKING

OVERVIEW

In a ready to move into condition, this three bedroom semi-detached house is perfect for busy young families or first time buyers. Updated and modernised, there is fresh neutral decor, quality floor coverings and contemporary fittings. The kitchen diner is a wonderful room with space for a generous table and lots of built in storage plus the range cooker makes catering a breeze. The first floor boasts three good sized bedrooms along with a high end bathroom and additional WC. The garden hasn't been forgotten - landscaped with a patio and lawn it is now the ideal space for play and recreation.

ACCOMMODATION

From Ryleyfield Road, a path leads through the landscaped front garden to the front door. Once inside, the property feels light and airy with neutral decor and laminate style flooring running through into the kitchen diner and lounge. Solid wood doors have a quality feel and stairs lead to the first floor. Moving into the lounge, a cosy woodburner takes centre stage, perfect for winter nights and being a dual aspect room, there are pleasant outlooks at both the front and rear.





The generous kitchen diner is at the rear of the house. A lovely sized room, it is easy to imagine family meals or entertaining friends in the space. Oak fronted units are teamed with dark worktops and a contemporary black one and a half bowl sink. There is an integrated dishwasher and the five ring electric range cooker has a double width hood above. There is additional storage beneath the stairs and the Ideal boiler is concealed within a cupboard.

Once on the first floor, the standard of workmanship and fittings continues with solid wood doors leading to the three bedrooms, bathroom and additional WC. The largest bedroom is at the front and has an offset dressing area to one side. The second bedroom is at the side and has a cupboard over the stairs whilst the third bedroom is at the rear with pleasant view over rooftops towards Dallam Park.

The bathroom and adjoining WC have a high end feel. The bathroom is fully tiled in white marble style tiles and the sanitary ware has modern black fittings. Above the bath is a rainfall and hand held attachment and there is a vanity hand basin and concealed cistern WC. A black towel rail and illuminated mirror with demist function complete the bathroom. The adjacent WC has a 2-in-1 basin and toilet - a handy second facility.

The renovations continue outside - the front garden has low maintenance gravel interspersed with architectural planting and there is a parking space at the side. The rear garden has a patio close to the house, a couple of stone steps lead up to the level lawn bounded by fencing and a red brick wall. There is an external light, tap and garden shed.



DIMENSIONS

Lounge 10' 5" x 16' 3" (3.18m x 4.95m)

Kitchen Diner 14' 5" x 16' 3" (4.40m x 4.95m) max

Bedroom 13' 6" x 9' 6" (4.12m x 2.90m)

Dressing Area 7' 1" x 3' 4" (2.17m x 1.03m)

Bedroom 8' 3" x 11' 3" (2.51m x 3.43m)

Bedroom 10' 6" x 6' 4" (3.21m x 1.92m)

Bathroom 9' 0" x 4' 7" (2.75m x 1.39m) max

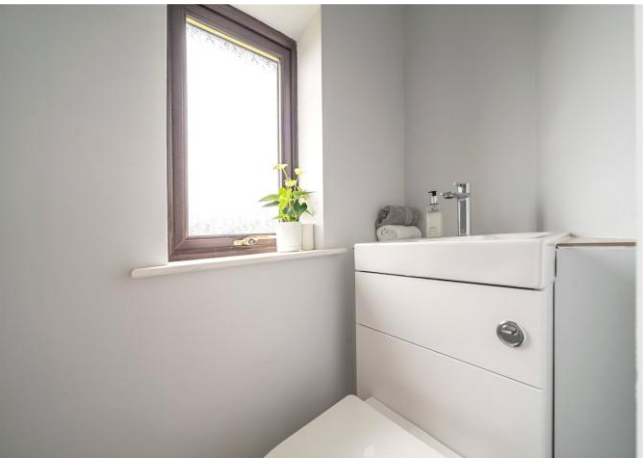
DIRECTIONS

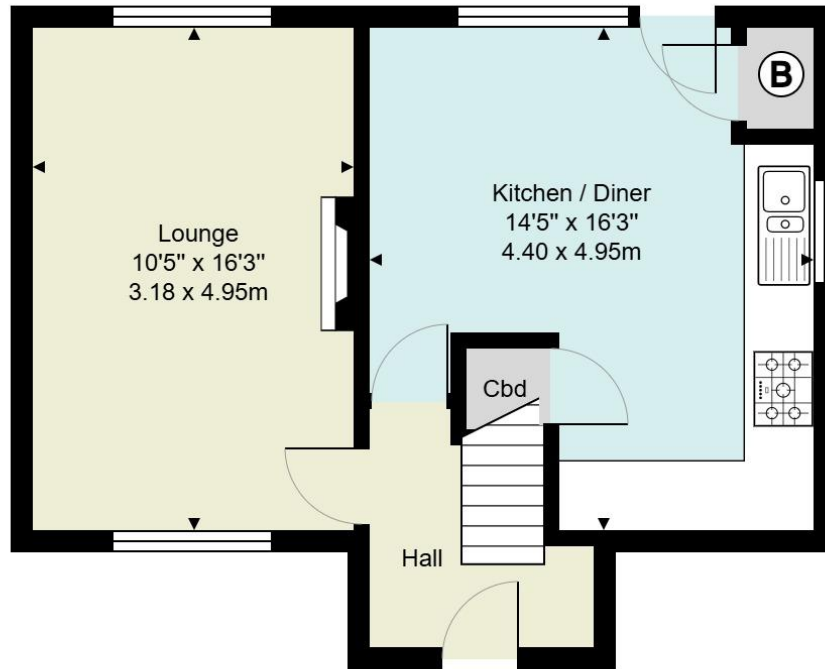
From our office in The Square, proceed across Main Street onto Haverflatts Lane. Turn left just after the pharmacy onto Ryleyfield Road. The property is a short distance along to the left hand side.

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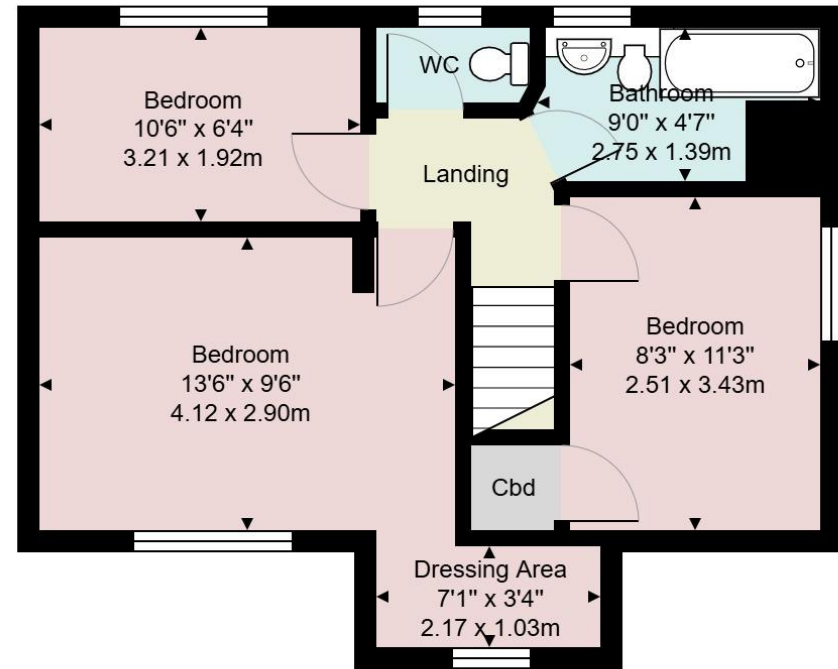








Ground Floor



1st Floor

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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Anti-Money Laundering (AML) Regulations – Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

In order to comply with Government Legislation, all purchasers are required to undertake identification checks once an offer is accepted and prior to the Sales Memorandum being issued. We use a specialist third party service to complete the checks at a cost of £36 (£30 + VAT) per person. The checks are a legal requirement and the fees non-refundable. Failure to complete the check will delay the purchase progressing.

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.

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: C

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