



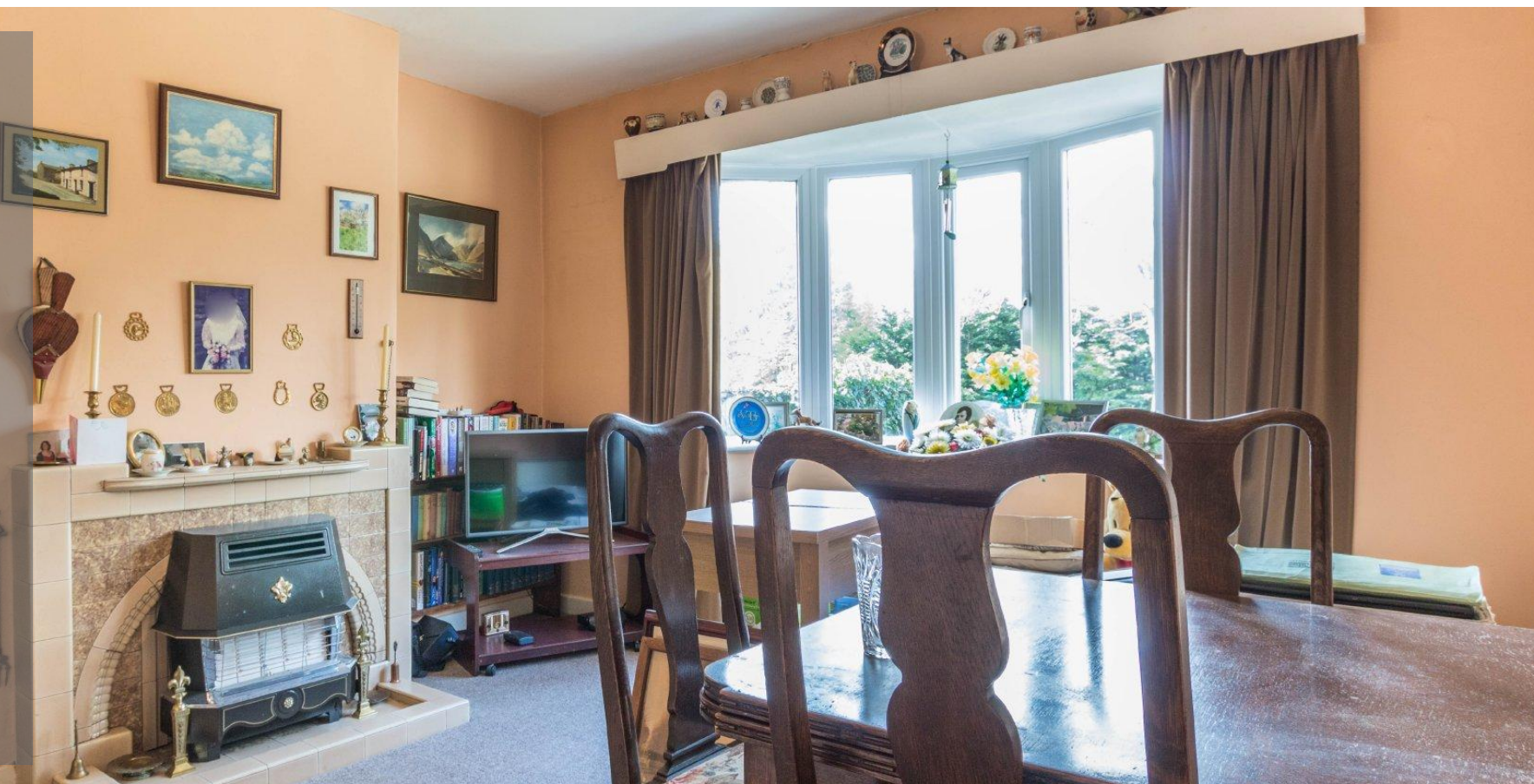
6 Nuns Avenue, Carr Bank, Milnthorpe
Asking Price £235,000

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Thomson Hayton Winkley



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A well proportioned semi detached house with garden, rear yard, off road parking and two garages pleasantly located on a cul-de-sac within the hamlet of Carr Bank situated between Milnthorpe and Arnside. Having two reception rooms, three bedrooms, shower room, kitchen and utility room.







6 NUNS AVENUE

A well proportioned semi detached house with glimpses of the Kent Estuary from the rear aspect occupying an elevated position on a cul-de-sac within the hamlet of Carr Bank. The property is conveniently placed for the amenities available in both Milnthorpe and Arnside and is within easy reach of the market town of Kendal, Carnforth, the Lake district National Park and the M6.

The accommodation, which now requires works of modernisation, briefly comprises entrance hall, sitting room, dining room, kitchen with pantry, and utility room on the ground floor and three bedrooms and a shower room on the first floor. The property benefits from double glazed windows and partial electric heating and is offered for sale with no upper chain.

Outside offers off road parking and a delightful garden to the front and a yard, which offers further parking, and two garages at the rear.

GROUND FLOOR

ENTRANCE HALL

15' 5" max x 5' 11" max (4.72m x 1.81m)

Single glazed door with adjacent single glazed windows, understairs cloaks and storage cupboard.

SITTING ROOM

14' 2" max x 12' 4" max (4.33m x 3.76m)

Double glazed bay window, electric storage heater, freestanding gas fire to traditional tiled fireplace.

DINING ROOM

12' 1" max x 11' 10" max (3.69m x 3.63m)

Double glazed window, wall mounted gas fire, built in cupboards.

KITCHEN

13' 0" max x 6' 5" max (3.98m x 1.96m)

Double glazed window, stainless steel sink unit, base and wall units, space for cooker, plumbing for washing machine, partial tiling to walls.

PANTRY

3' 6" x 3' 3" (1.07m x 1.01m)

Single glazed window to utility room, stone bench, fitted shelving, space for fridge.

UTILITY ROOM

10' 7" x 4' 10" (3.23m x 1.49m)

Single glazed door and windows, plumbing for washing machine, space for tumble dryer, access to store.

STORE

4' 3" x 3' 3" (1.30m x 1.01m)

Timber door, fitted shelving.





FIRST FLOOR

LANDING

9' 10" max x 5' 10" max (3.02m x 1.80m)
Double glazed window loft access.

BEDROOM

12' 9" max x 12' 1" max (3.90m x 3.69m)
Double glazed window, built in cupboard.

BEDROOM

12' 1" x 9' 5" (3.69m x 2.88m)
Double glazed window, two built in wardrobes with overhead storage, exposed floorboards.

BEDROOM

7' 10" x 7' 5" (2.39m x 2.27m)
Double glazed window.

SHOWER ROOM

7' 4" max x 6' 8" max (2.26m x 2.04m)
Double glazed window, electric panel heater, three piece suite in white comprises W.C., wash hand basin with tiled splashback and fully panelled shower enclosure with electric shower fitment built in airing cupboard housing hot water cylinder, fitted wall unit.

GARAGE 1

16' 10" x 10' 0" (5.15m x 3.06m)
Up and over door.

GARAGE 2

16' 10" x 9' 6" (5.15m x 2.91m)
Up and over door, window with plastic glazing.

OUTSIDE

The front of the house offers a well stocked garden and off road parking just across the avenue. The rear of the property has a yard which can provide further off road parking for two vehicles and there are two garages and a timber shed.

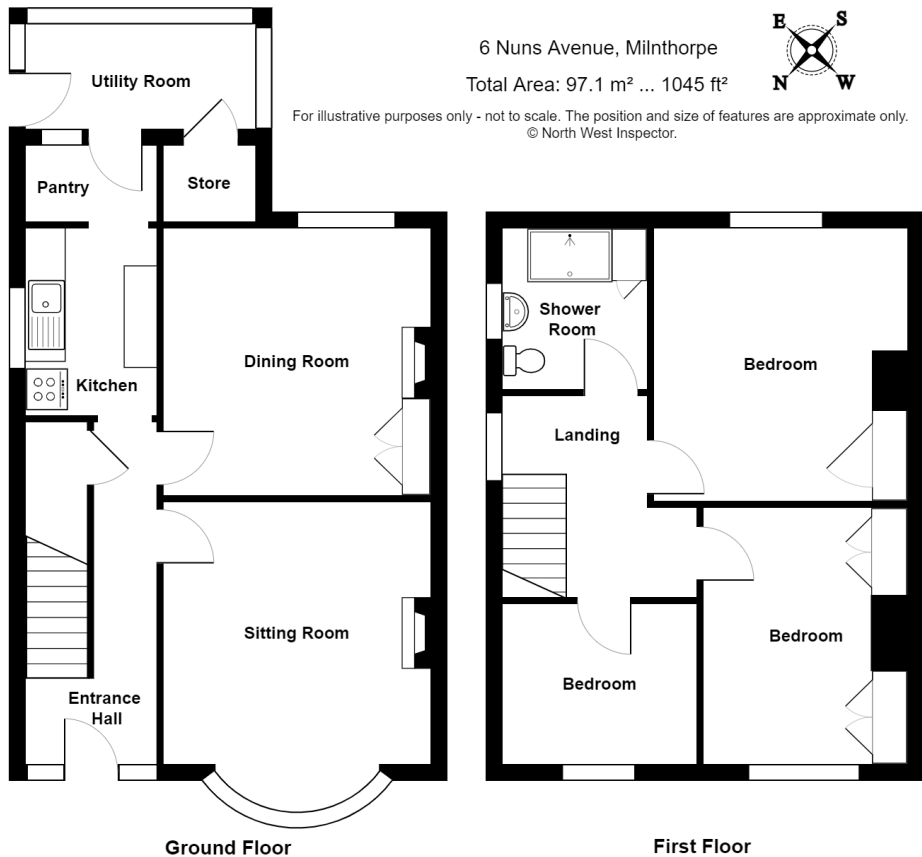
SERVICES

TBC

COUNCIL TAX BANDING

Currently Band D as per the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

DIRECTIONS

From Milnthorpe take the B5282 the direction of Arnside. Pass through Sandside and enter Carr Bank. Turn left at Carr Bank Garden Centre and then turn left on to Nuns Avenue where number 6 is located on the right.

WHAT3WORDS:

computers.honeybees.veered

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