



**2 School Houses
Crooklands
Milnthorpe
Cumbria
LA7 7NR**

Offers in Excess of £160,000

bettermove

Milnthorpe

Bettermove are proud to present this charming 2 bedroom Terraced House in Crooklands, available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available. The council tax band is C.

The interior of this property comprises a spacious living room with focal fireplace and space for a dining area, the fitted kitchen with access to the rear garden with ample space for storing bins. The first floor consists of two double bedrooms and the family bathroom. The exterior of the property boasts a large divorced garden, accessed via a shared walkway, ideal for enjoying the summer months.

Located in the village of Crooklands, with rolling countryside views the property is conveniently located with great transport links to the M6 motorway- a 5 miles drive to Kendal and 4.5 miles to the nearest train station in Oxenholme.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



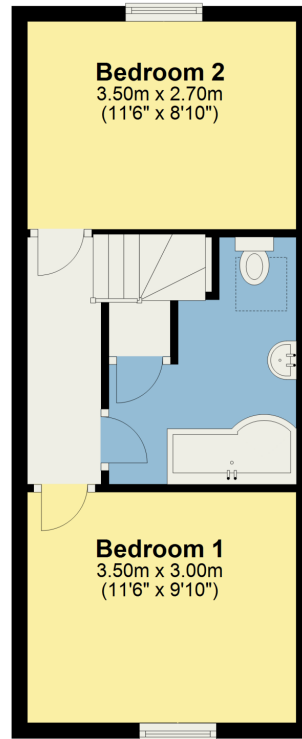
Ground Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 64.6 sq. metres (695.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		48
(21-38) F		
(1-20) G	24	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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