

WHITTAKER & CO INDEPENDENT LTD

CHARTERED SURVEYORS, AUCTIONERS & VALUERS

THE ESTATE OFFICE, FIDDLER HALL, NEWBY BRIDGE, CUMBRIA LA12 8NQ,

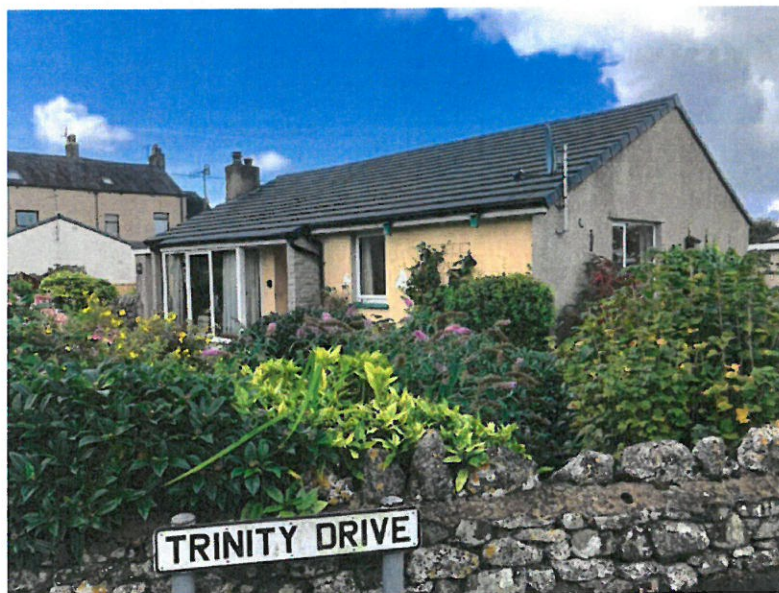
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On Instruction of the Executors of The Late George Edmund Bell

***Wasdale
45 Trinity Drive
Holme
Carnforth
LA6 1QL***



***Three Bedroom True Detached Bungalow
Driveway Parking and Attached Garage
Wrap Around Garden on a Desirable Corner Plot
Nestled in the Sought after Village of Holme
Fantastic Opportunity to Update, Develop or Extend the Property***

Guide Price of £275,000

For details see www.whittaker-co.com

Situation

Located in the centre of the popular South Lakeland Village of Holme on a generous corner plot bordering onto North Road and Trinity Drive (as shown on the Location Plan at the bottom of the page of the EPC Data sheet).

What 3 Words///body.glare.wriggled.

A For Sale Board has been erected at the front of the bungalow.

Description

This delightful spacious detached bungalow presents a fantastic opportunity for buyers looking to update, develop or extend a property. Set on a generous corner plot the accommodation includes a dual aspect Dining Living Room, three bedrooms and a family bathroom. The property is surrounded by gardens, offering plenty of outdoor space, while off-road parking for several vehicles and an attached single garage which further enhances its appeal. Offered with no upper chain, this property must be viewed to be appreciated.

Accommodation (with approximate dimensions as shown detailed in the attached Floor Plan)

Outer Porch

With red tiled floor.

Double glazed door to:-

Inner Porch

3.25m x 1.25m and 2.15m x 0.8m

Having double radiator, single socket, Openreach master socket and pendant ceiling light.

Access hatch to roof void with sliding wooden ladder.

Cloaks cupboard with upper shelving.

Living/Dining Room

4.85 x 3.7m and 3.65m x 2.95m

Dual aspect with windows onto North Road and the rear garden.

With slate fireplace and surround with wood panelling and shelving to each side.

Aerial point, 4 single power points, 2 double radiators.

Door leading to:-

Kitchen

3.65m x 2.82m

Having a range of pine wall and base units, with partly tiled walls, containing Cooke and Lewis oven with 4 ring ceramic hob with extractor hood above. Twin bowl stainless steel sink unit with mixer tap, Bosch fridge.

Double doored cupboard containing Baxi Gas Fired wall mounted boiler. Slatted shelf.

Door leading to:-

Front Double Bedroom

3.78m x 2.87m

Double Glazed windows onto Trinity Drive and the side lawn.

Double radiator, 2 single sockets, pendant ceiling light.

Front Single Bedroom

2.81m x 2.03m

Double glazed window onto North Road, double radiator, single socket.

Rear Double Bedroom

3.71m x 3.43m

Fitted panel wardrobes with centre vanity unit with fitted cupboard above.

Double radiator, 2 single sockets, pendant light fitting.

Wet Room

2.5m x 1.4m and 0.9m x 0.7m

Being fully panelled, having wall mounted shower with curtain, WC, wash hand basin.

Garage

6.1m x 3.15m

Up and over door to front drive, personnel door to rear garden, plumbing for washing machine, 2 double and 2 single sockets.

Outside

Front tarmac entrance drive leading to the attached garage.

Attractive lawned garden bordered with mature specimen plants and shrubs with curved flower borders to the front.

Lawned garden to northerly side.

Former large vegetable garden to the rear with paved path and patio area adjoining the house and garage.

Pathway leading to a 10 3" x 8" aluminium framed greenhouse which contains a mature vine.

Services

Mains electricity, gas, water and drainage, gas fired central heating.

Telephone and aerial points connected.

Ultra Fast Broadband available – average download speed of 1600mb.

Energy Performance Certificate

Energy rating of Band D

The Full Energy Performance Certificate is available on our website and at our office.

Council Tax

Westmorland and Furness Council Band D with a charge of £2,384.87 for the 2025/2026

Vendors Solicitor

Copies of the Conveyances and Legal Enquiries are to be made to:-

Nicolas Renshaw
Renshaw's
28a Finkle Street
Kendal
LA9 4AB
Tel: 01539 740666

Email: nicolas@renshawssolicitors.co.uk

Viewing

(i) The Property will be open for interested parties to view with a representative from Whittaker & Co being in attendance to assist with any questions on open viewing dates yet to be finalised.

(ii) or otherwise by prior appointment through Whittaker & Co.

Misrepresentation Act 1967 (Notice)

These Particulars do not constitute, nor constitute any part of, an offer or a contract. All Statements contained in these Particulars are made without responsibility on the part of the Vendors or Agents. No Statements contained in these Particulars are to be relied on as Statements or representations of fact. Intending Purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the Statements contained in these Particulars. The Vendors do not make, or give, and neither Messrs Whittaker & Co nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this Property. The Property is offered Subject to Contract and to remaining unsold.

Money Laundering Regulations

Money Laundering Regulations under 'The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017' (SI 2017/692), brought into effect in June 2017.

The successful bidder/prospective purchaser will be required by us to complete and Identification Verification Questionnaire form (which will incorporate prescribed information [identification documentation etc] already given in the instance of purchase by Informal Tender). The successful purchaser(s) will be required to provide both photographic identification (passport/driving licence) and proof of address (utility bill) for copying/retention.

