



15 Blenket Close, Allithwaite
Asking Price £50,000

Your Local Estate Agents
Thomson Hayton Winkley



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15 BLENKETT CLOSE

A well proportioned first floor apartment situated on the fringe of Allithwaite village just a stones throw from the well renowned Pheasant Inn and Restaurant and convenient for the village amenities which include a church, post office/store and primary school. Allithwaite as also conveniently placed for the train stations at Kents Bank, Cark and Grange Over Sands. Nearby Cartmel village provides a secondary school and a variety of shops, pubs and dining experiences and the historic seaside town of Grange-over-Sands is just a short drive away.

The accommodation briefly comprises sitting room, breakfast kitchen, two bedrooms and a bathroom. The apartment benefits from double glazing and electric heating.

Outside there is parking to the front of the garage and elevated outdoor space.

15 Blenkett Close is offered for sale with no upper chain and an ideal business investment as it is currently tenanted providing a monthly rental income.

GROUND FLOOR ENTRANCE

5' 0" x 2' 11" (1.54m x 0.89m)

Double glazed door, fitted coat hooks.

LANDING

10' 9" max x 9' 8" max (3.29m x 2.97m)

Natural light from entrance hall, sitting room and breakfast kitchen, electric storage heater.

SITTING ROOM

14' 3" max x 10' 3" max (4.35m x 3.14m)

Double glazed window, electric storage heater.

BREAKFAST KITCHEN

10' 1" max x 9' 1" max (3.08m x 2.79m)

Double glazed window, electric panel heater, base and wall units, stainless steel sink, built in airing cupboard housing hot water tank, space for cooker and fridge freezer, plumbing for washing machine, tiled splashback.

BEDROOM

14' 3" max x 10' 1" max (4.35m x 3.09m)

Double glazed window, built in wardrobes.

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14' 3" max x 10' 1" max (4.35m x 3.09m)

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BATHROOM

6' 5" x 5' 6" (1.98m x 1.70m)

Three piece suite in white comprises W.C., wash hand basin with tiled splashback and bath with tongue and groove panelled splashback and electric shower over, extractor fan.

OUTSIDE

Outside offers parking to the front of the garage which lies opposite the apartment and there is elevated outdoor space at the rear.

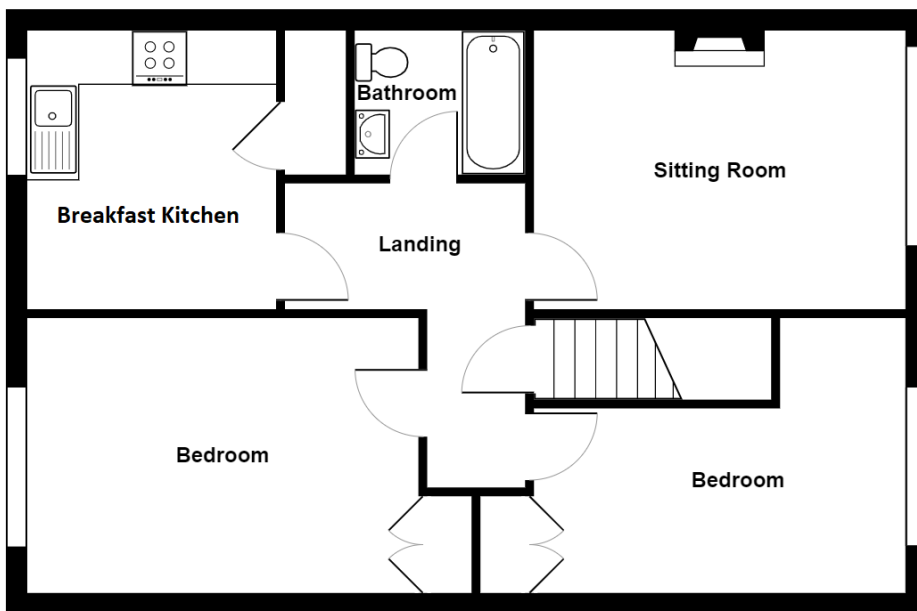
SERVICES

Mains electricity, mains water, mains drainage.

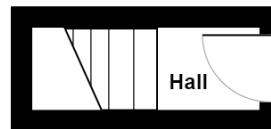
COUNCIL TAX BANDING

Currently Band A as per the Valuation Office website.





First Floor
 15 Blenket Close, Allithwaite
 Total Area: 64.6 m² ... 695 ft²



Ground Floor

For illustrative purposes only - not to scale.
 The position and size of features are approximate only.
 © North West Inspector.

Important Notice

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

DIRECTIONS

Leave Grange in the direction of Allithwaite (B5277) continuing through the village towards Flookburgh. Immediately after the Pheasant Inn turn left in to Jack Hill and turn left again, passing through part of the car park in to the entrance of Blenket Close where number 15 is clearly marked.

WHAT3WORDS:

bandaged.constants.useful

Your Local Estate Agents
Thomson Hayton Winkley

Kendal Office
 112 Stricklandgate
 Kendal
 T. 01539 815700
 E.kendal@thwestateagents.co.uk

Windermere Office
 25b Crescent Road
 Windermere
 T. 015394 47825
 E.windermere@thwestateagents.co.uk

Grange-over-Sands Office
 Palace Buildings
 Grange-over-Sands
 T. 015395 33335
 E.grange@thwestateagents.co.uk

Kirkby Lonsdale Office
 29 Main Street
 Kirkby Lonsdale
 T. 015242 71999
 E.kirkby@thwestateagents.co.uk



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