



1 Chestnuts Main Street, Whittington

Guide Price £400,000



1 Chestnuts Main Street

Whittington

A traditional stone built end terrace house boasting fabulous countryside views pleasantly located in Whittington village convenient for the market town of Kirkby Lonsdale and road links to the M6.

Nestled in the picturesque village of Whittington, this charming 3-bedroom End of Terrace House offers a delightful blend of character and modern convenience. Boasting double glazing and gas central heating throughout, this well-maintained property features two inviting reception rooms, a light-filled kitchen overlooking the rear garden, and a convenient utility room. Upstairs, three double bedrooms provide ample space, with one currently serving as a home office on the second floor. Completing the accommodation is a family bathroom on the first floor and a separate toilet on the ground floor, ensuring practicality for every-day living. With off-road parking adding to the property's appeal, this home is perfect for families seeking a tranquil retreat.

Outside, the property truly impresses with its wonderful outdoor spaces. The front of the house presents a delightful patio garden, offering a peaceful spot to relax and unwind while overlooking green estate land. To the rear, a spacious enclosed lawned garden with a patio seating area provides a private oasis for outdoor entertaining or simply enjoying the views towards the fells. Additional features include, a timber garden shed for storage, a wood store, and a convenient water supply, ensuring that outdoor living is both practical and enjoyable. With its idyllic location and beautiful gardens, this property offers a rare opportunity to embrace a serene lifestyle in a sought-after village setting.

- Charming end terraced house
- Double glazing, gas central heating and B4RN fibre broadband throughout
- Two reception rooms with a sitting room looking out towards the front and a dining room
- Located in the peaceful village of Whittington
- Light and airy kitchen with views out to the rear garden
- A handy utility room
- Three double bedrooms with one currently being used as an office on the second floor
- Delightful gardens to the front and rear
- Family bathroom on the first floor and a separate toilet on the ground floor
- Off road parking

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

From our Kirkby Lonsdale office proceed along Main Street until you reach the A65, turn left and then immediately right on to the B6254 (Whittington and Carnforth) and proceed to Whittington bearing left on to Main Street to find 1 Chestnuts being the first of the row of 4 Victorian terrace houses on the left overlooking the field.

WHAT3WORDS: froth.surfed.postings





GROUND FLOOR

PORCH

3' 3" x 3' 3" (1.00m x 0.98m)

ENTRANCE HALL

11' 4" x 3' 2" (3.46m x 0.96m)

SITTING ROOM

13' 11" x 11' 6" (4.23m x 3.51m)

DINING ROOM

11' 10" x 11' 7" (3.61m x 3.52m)

KITCHEN

18' 4" x 8' 5" (5.59m x 2.57m)

DOWNSTAIRS TOILET

4' 11" x 3' 2" (1.49m x 0.96m)

UTILITY ROOM

8' 0" x 6' 9" (2.44m x 2.07m)

FIRST FLOOR

LANDING

12' 0" x 3' 2" (3.65m x 0.96m)

BEDROOM

15' 2" x 11' 9" (4.62m x 3.59m)

BEDROOM

12' 8" x 9' 4" (3.87m x 2.84m)

BATHROOM

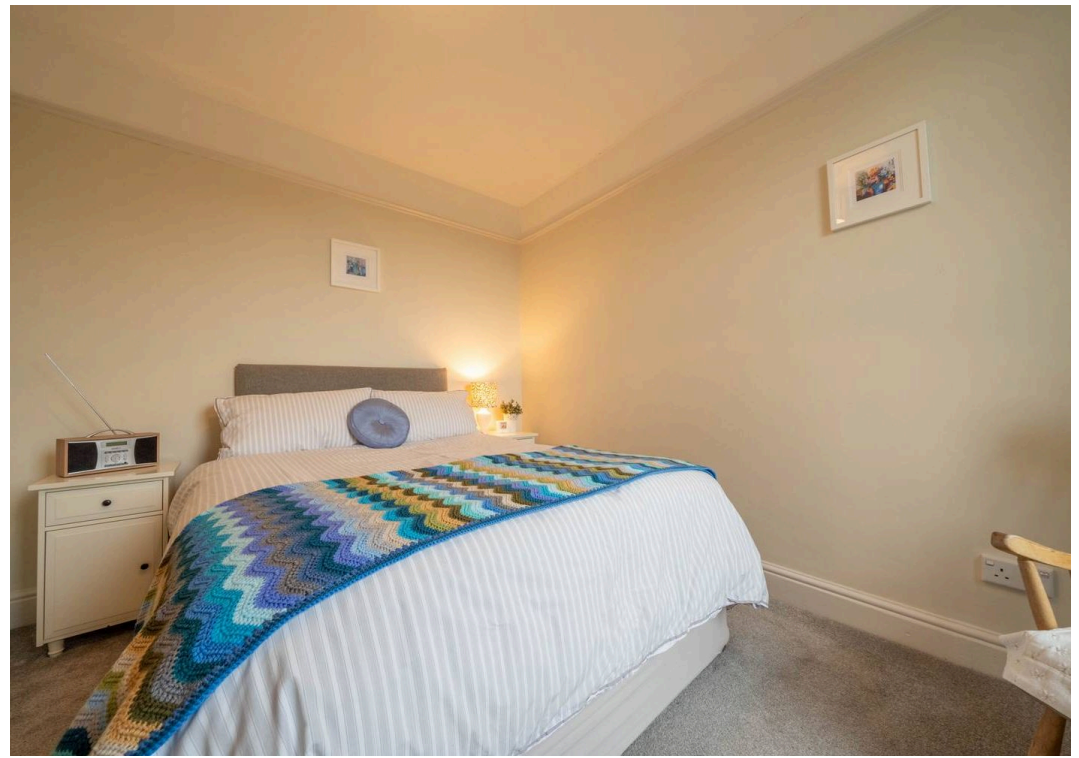
10' 6" x 7' 10" (3.21m x 2.38m)

SECOND FLOOR

BEDROOM/STUDY

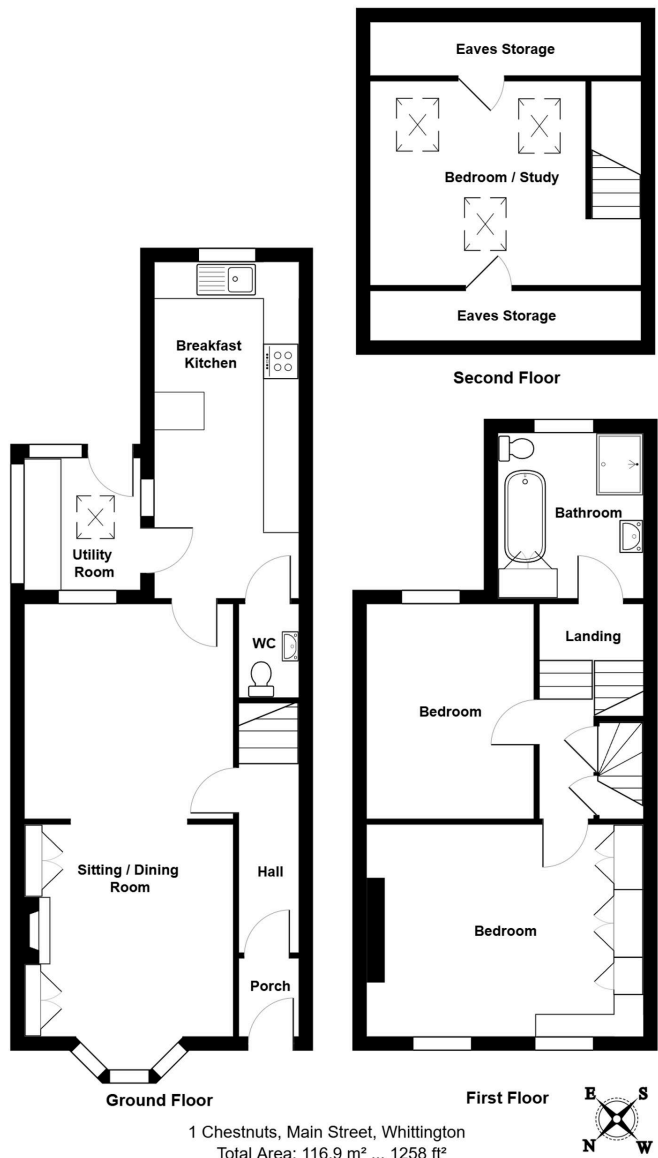
14' 10" x 11' 2" (4.53m x 3.41m)











1 Chestnuts, Main Street, Whittington
 Total Area: 116.9 m² ... 1258 ft²

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

THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.