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# 8 GILLISON CLOSE

**£295,000**

## Melling, LA6 2RD

Tucked away in a quiet cul-de-sac setting, enjoying splendid views from the rear across the Lune Valley, a spacious detached bungalow now ready for upgrading and with great potential to extend (subject to consent). Entrance hall, two reception rooms, dining kitchen, four double bedrooms, house bathroom and separate cloakroom. Integral double garage, good parking provision and lovely private rear garden with large useful undercroft for storage.

# Welcome to **8 GILLISON CLOSE** **£295,000**

## Melling, LA6 2RD

Built in the 1970s and tucked away in a quiet cul-de-sac of ten individual properties, 8 Gillison Close is a spacious detached bungalow offering accommodation which is ready to move in to but also offers opportunities for upgrading. The light and airy rooms (the sitting room is dual aspect so is particularly light and enjoys the far-reaching view) lend themselves to remodelling and a contemporary makeover with great open plan potential and space to extend to the rear, subject to consent. There are four double bedrooms, a house bathroom ad separate cloakroom. The rear garden is very private with a gently sloping lawn, mature, well-stocked borders and a paved terrace with steps leading out from the sitting room - perfect for a table and chairs and spot of lunch in the warmer months. Enjoying lovely views across the Lune Valley, it's private and enclosed - ideal for children and pets. There's great parking, both on the drive and in the integral double garage and also a large undercroft for storage.

Mains electricity, gas and metered water. Private drainage to septic tank located in the garden. Gas central heating with new boiler installed in 2011. Roof re-tiled in 2012-13. Double glazed windows. Carpets, curtains and blinds, curtain poles, light fittings, electric cooker (top oven not in working order) and refrigerator are all included in the sale.

Melling is a Conservation Area within an Area of Outstanding Natural Beauty. It is a popular and conveniently placed village within the Lune Valley with a primary school within easy walking distance, St Wilfrid's Church, a village institute and vehicle repair garage. Nearby, Kirkby Lonsdale and Hornby offer a wider selection of amenities, with a more comprehensive range to be found in Kendal and Lancaster. Access to the M6 is either at junction 34 for southbound travel or junction 36 for the north. The nearest main line West Coast stations are Oxenholme (Kendal) or Lancaster with a station at nearby Wennington on the Leeds to Morecambe line (perfect for a day's shopping in Leeds).

Head along the A683 from J34 of the M6, through the villages of Caton and Hornby and on entering Melling, turn right signposted Wennington. Turn first left onto Gillison Close and No. 8 is tucked away in the corner, third on the left.

## Ready for re-modelling…

## … and a make over

- If you're looking for a project this could be the right opportunity
- Quiet, tucked away, cul-de-sac location
- Spacious and light detached bungalow
- Lovely views to the rear across the Lune Valley
- Two reception rooms
- Four double bedrooms
- Integral double garage and good parking provision
- Delightful, private rear garden.
- Scope to extend, subject to consent
- 167.2 sq. m., 1800 sq. ft.
- In all, 0.09 ha, 0.21 ac

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# 8 Gillison Close, Melling, LA6 2RD

Approximate Gross Internal Area (Including Garage)
167.2 sq m / 1800 sq ft

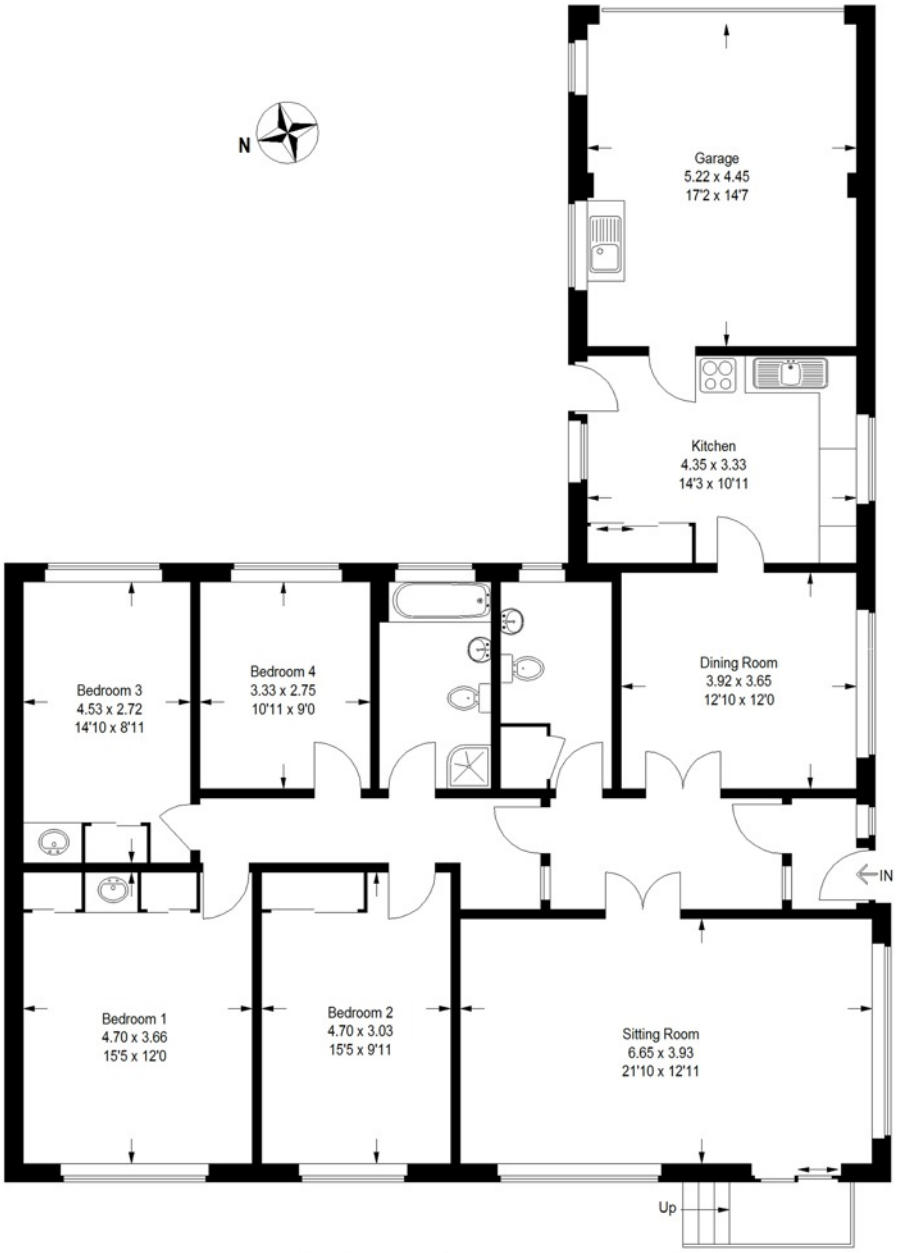
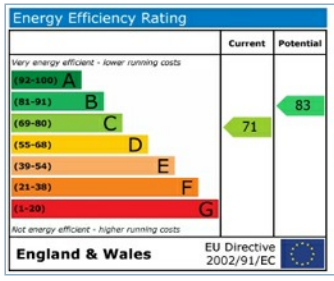
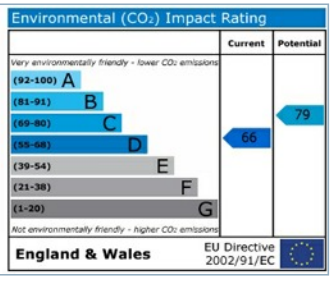



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansuSketch.com © 2016 (ID270904)

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