

2 St Marys Green, Crosthwaite,
Kendal, LA8 8HU

£725 pcm

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Three bedroom semi detached house which has been recently modernised and redecorated. Situated in a Village central location with primary school, village hall, pub, church bowling green and park all close by. Views to the rear towards Cartmel Fell and good sized landscaped garden. Good sized lounge, modern kitchen with integrated appliances and three bedrooms and bathroom to first floor, modern electric heating and double glazing. Located within 15 minutes of Kendal, there is also residents parking to the front. Sorry No Local Housing Allowance, No Smokers and No Pets.

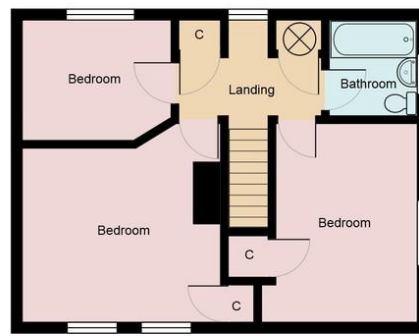
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Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.

Accommodation

Front path leading to an open porch and UPVC double glazed door leading into:

ENTRANCE HALL

Double glazed window facing the front aspect. Stairs leading to the first floor, electric heater, ceiling light and telephone point.

LOUNGE

18' 3" x 11' 10" (5.56m x 3.61m)

Dual aspect lounge with four double glazed windows facing the front and rear. White fire surround with electric fire, electric heater, ceiling light and television aerial cabling.

KITCHEN/DINER

11' 7" x 11' 6" (3.53m x 3.51m)

Double glazed window overlooking the rear garden with hills in the distance. White shaker style base, wall and drawer units with dark worktops and up stands. Stainless steel sink with drainer, integrated electric hob with canopy over and electric oven. Integrated fridge, freezer and dishwasher. Extractor, cupboard under the stairs, ceiling light and additional full height cupboard. Walk in pantry with tiled cold slab, ceiling light, shelving and double glazed window.

From the kitchen, a rear passageway leads to the utility room and WC. UPVC double glazed door leading to the rear garden.

UTILITY ROOM

10' 0" x 5' 11" (3.05m x 1.8m)

Double glazed window facing the side elevation. Butler sink, ceiling light and built in cupboards/units.

WC

Frosted double glazed window. WC and ceiling light.

LANDING

Two built in cupboards - one housing the hot water cylinder - ceiling light and access to the loft. Blanket box storage and double glazed window facing the rear aspect with lovely view.

BEDROOM

11' 11" x 10' 10" (3.63m x 3.3m)

Two double glazed windows facing the front aspect overlooking the development. Original style fire surround, cupboard over the stairs, ceiling light and electric heater.

BEDROOM

12' 0" x 9' 3" (3.66m x 2.82m) max

A double glazed window faces the side elevation. Built in cupboard over the stairs, an electric heater and a ceiling light.

BEDROOM

8' 11" x 7' 1" (2.72m x 2.16m)

Double glazed window facing the rear aspect with lovely view towards Cartmel Fell. Electric heater and ceiling light.

BATHROOM

Frosted double glazed window. Fully tiled, there is a bath, wash hand basin and WC. Ceiling light and extractor.

EXTERNAL

The front garden is planted with shrubs and bulb with a path leading to the front door and to the side. The corner plot is divided into patio and seating areas with a raised bed and garden shed. Adjacent to the house is a tool store. Residents parking area to the front.

GENERAL INFORMATION

N.B. A charge of £84 inc VAT per person is payable to Milne Moser for carrying out a referencing service and £120 inc VAT for the costs of drawing up an Assured Shorthold Tenancy Agreement. Guarantor fees, if applicable, will be £52 per person. A security deposit of £850 is required in advance and an incoming tenant is reminded that they are responsible for payment of all bills including Council Tax, water rates, electricity and gas.

Mains Services: Water and Electric. Drainage via shared septic tank.

Council Tax Band: C

EPC Grading: E

Directions

Proceeding out of Kendal from Greenside, continue over Scout Scar dropping down into Underbarrow. Pass the Black Labrador pub and straight on towards Crosthwaite. Continue past the Punch Bowl pub, Church and then the Primary School. The Village Hall is on the right hand side with St Marys Green immediately after.

These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.