



8 SANDGATE, KENDAL, CUMBRIA, LA9 6HT
£190,000

MILNE MOSER
SALES + LETTINGS

8 SANDGATE
KENDAL
CUMBRIA
LA9 6HT



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OVERVIEW

Ideal for first time buyers or young families, this mid terraced house is ideally located for shops, schools, play park and the town centre. The easily managed accommodation is over two floors with a lounge, modern kitchen, bathroom and separate WC to the ground floor, the three bedrooms are to the first floor and each have pleasant views. The property is neutrally decorated and ready to move into although there is still scope to personalise or reconfigure to a buyers taste. Externally, there are front and rear garden spaces - the back being a good size and over two levels. Available with no onward chain, the property is gas centrally heated and UPVC double glazed.

ACCOMMODATION

Approaching over the gravelled front garden, a UPVC double glazed door leads into the entrance hall. A ginnel to the side is shared with the neighbouring property and leads to the rear garden.

HALL

Stairs lead to the first floor and there are coat hooks. Radiator, ceiling light and a glazed door leading to the lounge.

LOUNGE

11' 1" x 11' 0" (3.38m x 3.35m)

UPVC double glazed window facing the front aspect. Feature brick wallpaper to one wall and chimney breast, a ceiling light and a radiator. Television cabling, broadband router and Open Reach socket. A glazed door leads to the kitchen.





KITCHEN

8' 0" x 10' 3" (2.44m x 3.12m)

Fitted with modern cream glass base and wall units, wood block effect worktops and contemporary splashbacks. Stainless steel sink with drainer, a gas hob with canopy above and an electric oven. Plumbing for a washing machine, a ceiling light and radiator. Under stair cupboard. A UPVC double glazed window overlooks the rear garden.

BATHROOM

5' 5" x 5' 5" (1.64m x 1.66m)

An internal frosted window allows natural light and ventilation into the bathroom. Fitted with a bath with shower above and pedestal wash hand basin. There is a wall cabinet, radiator, ceiling light and extractor.

REAR PORCH

Frosted UPVC double glazed door leading to the rear garden and a practical tiled floor.

WC

Frosted UPVC double glazed window. Fitted with a WC, ceiling light and radiator.

LANDING

The glazed loft hatch allows natural light into the landing from the roof skylight. Ceiling light.

BEDROOM

16' 0" x 11' 2" (4.87m x 3.41m) max

UPVC double glazed window to the front elevation with pleasant view over rooftops towards woods. Two built in double wardrobes and a further double cupboard housing the Worcester boiler. Ceiling light and a radiator.

BEDROOM

8' 6" x 10' 3" (2.60m x 3.12m) max

Another double bedroom with a UPVC double glazed window, a ceiling light and radiator. The views are across to distant hills and there is a double built in wardrobe.



BEDROOM

7' 0" x 7' 6" (2.14m x 2.29m)

UPVC double glazed window faces the rear aspect and has a pleasant outlook. Radiator and a ceiling light.

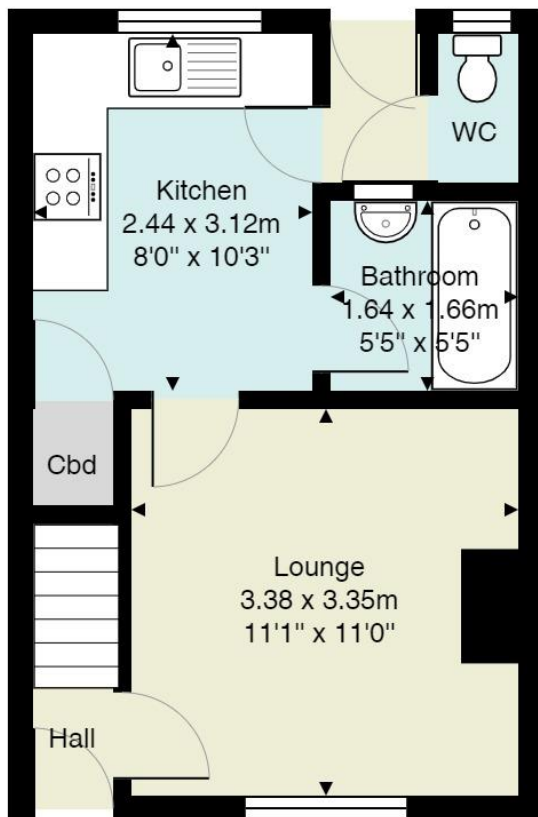
EXTERNAL

To the front of the property is a gated gravelled garden with path and ginnel at the side leading through to the rear. The rear garden is enclosed and over two levels. Adjacent to the house is a patio, shed and an external tap. Steps lead down to a good sized lower space which is flagged and barked for ease. There is a metal shed and scope to landscape further.

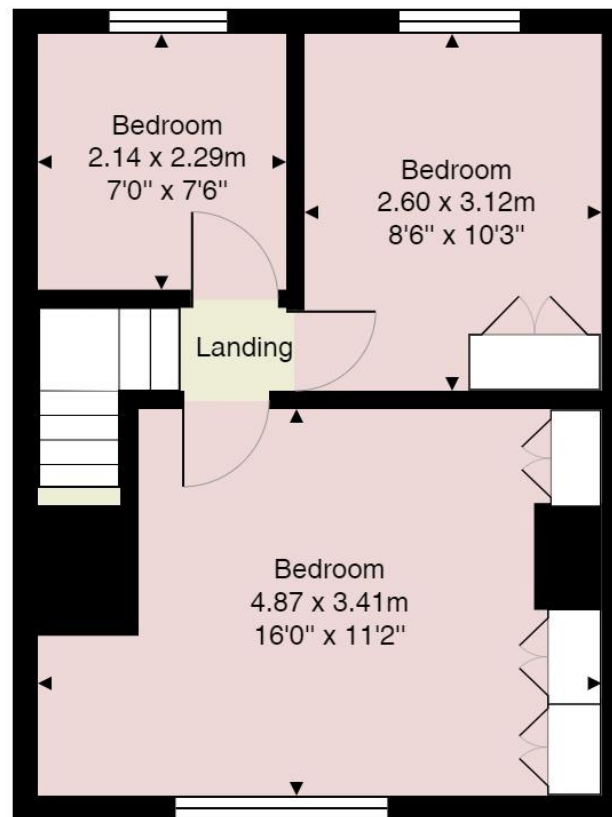
DIRECTIONS

Leaving Kendal on Shap Road, bear right by the Duke of Cumberland onto Appleby Road and then right again onto Sandylands Road. Just after the shop turn right onto Sandgate and the property is to the left hand side opposite the church.
what3words:///plank.proud.pouch





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





GENERAL INFORMATION


Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: B

EPC Grading: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	89
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

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