



52 GILLINGGATE, KENDAL, CUMBRIA, LA9 4JB
£425,000

MILNE MOSER
SALES + LETTINGS

52 GILLINGGATE KENDAL LA9 4JB



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PARKING

OVERVIEW

Within walking distance of the town centre, Brewery Arts Centre, Abbott Hall and open green space, this deceptive Victorian townhouse is perfect for buyers looking for space and character features. The accommodation is over four floors - with two reception spaces and a kitchen on the ground floor, five bedrooms spread across the first and second floors plus a bathroom and an ensuite. The lower ground floor boasts three cellar rooms, ideal for buyers with hobbies or needing a dedicated work from home space. Outside, there is a rear garden with space for recreation and dining and further to the rear, parking space - a must have in this location. Character charm and features are retained throughout, some updating is required however the property is gas centrally heated and is double glazed. No onward chain.

ACCOMMODATION

Approaching over the front forecourt, a period wooden door leads into:

HALL

A charming entrance to the property with a tiled floor, period features and stairs to the first floor. Radiator and a ceiling light.

SITTING ROOM

11' 11" x 15' 9" (3.64m x 4.79m) into bay

A double glazed sash bay window overlooks Gillinggate. A lovely bright room with a marble style fire surround with tiled inset, living flame gas fire and alcove cupboards and shelving. Radiator and a ceiling light.





DINING ROOM

12' 3" x 12' 4" (3.75m x 3.76m)

Having open access to the kitchen, the dining room is perfect for social and family dining. A double glazed sash window to the rear aspect. Tiled recess for an electric fire with period cupboards and drawers to either side. Ceiling light and a radiator. A door and stairs lead down to the cellars.

KITCHEN

8' 1" x 11' 5" (2.46m x 3.47m)

UPVC double glazed window overlooking the rear garden and a UPVC double glazed external door. Fitted with pale oak effect base and wall units, dark worktops and a stainless steel one and a half bowl sink with drainer. Gas hob with hood above, an electric undercounter double oven, integrated dishwasher, washing machine and tumble dryer. Integrated fridge freezer, under unit lighting, downlights and a radiator.

CELLAR ONE

18' 7" x 12' 6" (5.67m x 3.80m)

An UPVC external door leads via a ramp to the rear garden and there is power and light. Work bench, shelving and a tap.

CELLAR TWO

8' 3" x 11' 4" (2.53m x 3.46m)

Shelving, a light and wall mounted Vaillant boiler.

CELLAR THREE

16' 4" x 11' 1" (4.97m x 3.37m)

Laminate floor, power and light. Wall cupboards, a radiator and UPVC double glazed window to the front. Ceiling height of 5' 11" (1.80m)



FIRST FLOOR LANDING

A split landing with stairs continuing to the second floor. Radiator and a ceiling light.

BEDROOM

10' 0" x 11' 11" (3.04m x 3.64m)

Having a pleasant view to the front from the UPVC double glazed window. There is a radiator and a ceiling light.

BEDROOM

9' 9" x 12' 3" (2.98m x 3.73m)

A double glazed sash style window faces the rear aspect. Radiator and a ceiling light.

BEDROOM

8' 2" x 11' 6" (2.49m x 3.50m)

Accessed from the stairs, the third bedroom has a rooflight, a radiator and ceiling light.

BATHROOM

6' 0" x 10' 11" (1.84m x 3.32m) max

Frosted UPVC double glazed window to the front elevation. A good sized bathroom fitted with a bath with shower above, a WC and vanity hand basin. Fully tiled with sandstone effect tiles with mosaic border and there is a heated towel rail, a radiator and downlights.

SECOND FLOOR LANDING

A rooflight floods the stairwell with light and there is a ceiling light and access to the loft space.

BEDROOM

16' 3" x 12' 0" (4.96m x 3.67m) max

Within the roof space, the fourth bedroom has a UPVC double glazed dormer window with a lovely view over rooftops and Kendal. Radiator and a ceiling light.

ENSUITE

2' 10" x 9' 0" (.85m x 2.74m)

Fully tiled and fitted with a quadrant shower enclosure, a pedestal wash hand basin and WC with a macerator. Chrome heated towel rail, an extractor and downlights.

BEDROOM

10' 3" x 12' 4" (3.13m x 3.76m)

Facing the rear aspect and having a pleasant outlook from the rooflight. Radiator and a ceiling light.

EXTERNAL

At the front of the house is a flagged forecourt bounded by borders and clipped evergreens. The rear garden is enclosed and there is a flagged patio, artificial lawn and a second patio, perfect for dining. Raised beds, mature conifers and shrubs and an outside light. A gate leads to the parking space at the rear and a flagged ramp down to the cellar door.





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





DIRECTIONS

Entering Kendal on the A6, join the one way system onto Kirkland and past the Parish Church. Turn left onto Gillinggate by the fireplace shop and continue up the hill. Pass Captain French Doctors Surgery and the turning onto Anchorite Fields. The property is located just a short distance to the right hand side. [what3words///taped.dared.closer](http://what3words.com/what3words///taped.dared.closer)

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: E

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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