



4 UNDERLEY AVENUE, KENDAL, LA9 5EU
£265,000

MILNE MOSER
SALES + LETTINGS

4 UNDERLEY AVENUE
KENDAL
LA9 5EU



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INTRODUCTION

A well-proportioned mid terrace house with far reaching views to the front aspect and with the rear bordering the beautiful area of Kendal Green to the northern side of Kendal.

The property, which is currently operating as a successful holiday let, is conveniently placed for the many amenities available both in and around Kendal and has great access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and Junction 36 of the M6.

Neutrally decorated throughout, the well presented accommodation briefly comprises an entrance hall, sitting/dining room and breakfast kitchen to the ground floor. To the first floor are two bedrooms, with one being a generous double, and a modern shower room, the loft space is also easily accessible via a spiral staircase from the landing. Benefitting from double glazing and gas central heating and the property is offered for sale with no upper chain.

Outside there is a garden and enclosed yard. There is potential to lower the kerb (subject to consents) for off road parking.





ACCOMMODATION

A flagged pathway leads across the cottage style garden and to the glazed UPVC door.

ENTRANCE HALL

Ceiling light, radiator, fitted coat hooks.

SITTING ROOM/DINING ROOM

12' 1" x 14' 9" (3.68m x 4.50m)

Double glazed window facing the front aspect. Ceiling light, radiator, decorative electric fireplace, two alcoves and a useful under stairs cupboard.

BREAKFAST KITCHEN

15' 4" x 8' 2" (4.67m x 2.50m)

Double glazed door and two double glazed windows overlooking the rear patio towards trees on Kendal Green. Fitted with wood style base and wall units with contemporary dark worktops and upstands. Stainless steel sink with drainer, built in oven, gas hob with extractor/filter over, integrated fridge and dishwasher. Radiator, freezer, plumbing for washing machine and integrated breakfast bar.

LANDING

Spiral staircase to boarded loft storage with skylight and lighting.

BEDROOM

15' 4" x 10' 1" (4.67m x 3.07m) max

Double glazed window facing the front aspect with far reaching views. Radiator, decorative cast iron fireplace with tiled hearth and two alcoves.

BEDROOM

8' 0" x 9' 8" (2.45m x 2.95m)

Double glazed window and a radiator.

SHOWER ROOM

7' 0" x 7' 1" (2.15m x 2.15m)

Fitted with a three piece suite in white comprising concealed cistern W.C, vanity wash hand basin and fully panelled walk in shower with electric shower fitment. Recessed spotlights, panelling to walls, wall mounted demisting mirror with lighting and shaver point. Heated towel radiator and a double glazed window.



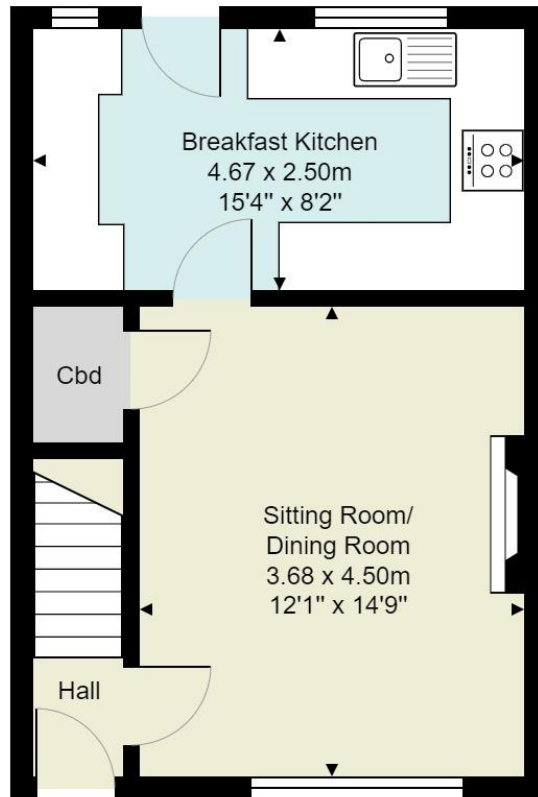
EXTERNAL

There is a gravelled rockery garden to the front of the house. The rear of the property offers an attached store, paved patio with well stocked borders, timber garden shed and potential to create parking on the slate chippings (subject to consents).

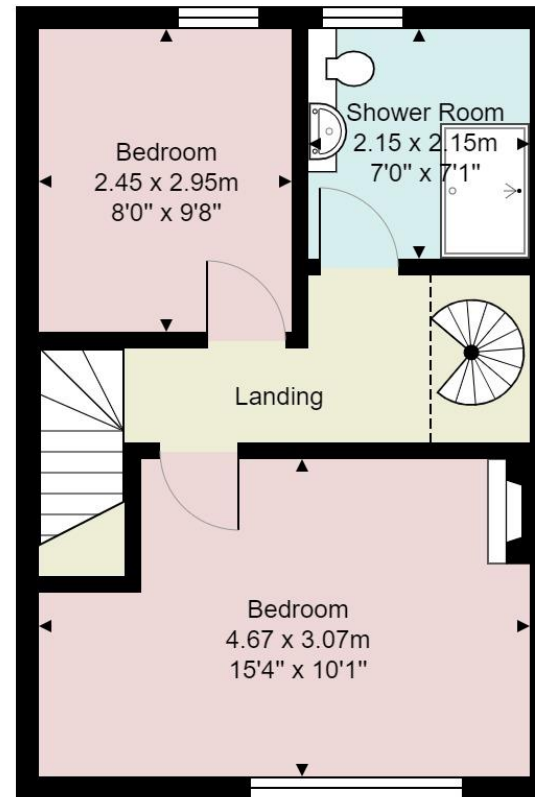
DIRECTIONS

Leave Kendal on Windermere Road and continue up the hill passing the crossroads with Green Hill and Queens Road, then take the third right turn into Underley Road. Proceed to take the second left turn on to Underley Avenue where number 4 is the second property located on the right.





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

Mains Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: Please note the property has a current rateable value with the council tax band deleted as shown on Valuation office website. It was previously banded in C

EPC Grading:

Please note, the vendor has supplied the photos, measurements and description for this property.

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

EPC GRAPH TO GO HERE



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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