



147 VICARAGE DRIVE, KENDAL, LA9 5BX  
**£225,000**

**MILNE MOSER**  
SALES + LETTINGS

147 VICARAGE DRIVE  
KENDAL  
LA9 5BX



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GARAGE

OVERVIEW

Having elevated views over Kendal and excellent scope, this two bedroom semi detached bungalow needs to be viewed in order to appreciate. The current owner has completed various modernisation works including re-wiring, re-plumbing, replaced the shower room, boiler and central heating plus the whole bungalow has been replastered. The property is now a blank canvas for ingoing buyers to create a forever home and choose kitchen fittings, floor coverings and decor to their own tastes.

Sitting on a sloped plot, the garden is terraced both at the front and rear and there is a terrace/patio to the side with lovely views. Off road parking and a single garage.

Well positioned for the town centre, leisure centre, college and both primary and secondary schools, the bungalow is also on a bus route. Open countryside and Scout Scar are a short distance away and the Lakes and Yorkshire Dales both easily reached by car.

ACCOMMODATION

Steps at the front lead up to the frosted UPVC double glazed door with adjacent window and into:

PORCH

Ceiling light. An open cupboard with houses the Worcester boiler and there is a light.





#### LOUNGE/DINER

11' 5" x 16' 1" (3.49m x 4.91m)

With views over rooftops, the lounge diner has a good sized UPVC double glazed window, ceiling light and a radiator.

#### INNER HALLWAY

Access to the loft and a ceiling light. The loft has been boarded and there is a light and drop down ladder.

#### KITCHEN

8' 4" x 9' 11" (2.53m x 3.03m)

A blank canvas for buyers to install a kitchen to their own tastes and layout. A UPVC double glazed window faces the side aspect and a frosted UPVC double glazed door leads to the terrace. Radiator and a ceiling light. Stainless steel sink unit, plumbing for a washing machine and point for an electric cooker.

#### BEDROOM

11' 4" x 12' 5" (3.46m x 3.78m)

A good sized double bedroom with a UPVC double glazed window, ceiling light and radiator.

#### BEDROOM

8' 4" x 8' 9" (2.53m x 2.66m)

Also facing the rear aspect, the second bedroom has a radiator, ceiling light and UPVC double glazed window.

#### SHOWER ROOM

5' 5" x 6' 1" (1.64m x 1.86m)

Having an industrial feel, the shower room is fitted with a WC, stainless steel sink and walk in shower cubicle. Rustic tiling to the walls and floor, radiator and a ceiling light. The shower cubicle is fitted with both a fixed head and riser attachment and there is an extractor. Frosted UPVC double glazed window to the side elevation.



#### EXTERNAL

The bungalow sits on a sloped plot with the front garden planted with evergreens and steps lead up to the front door and onto the side terrace/patio. From the terrace/patio are lovely views across rooftops towards distant hills. Access continues to the side and rear.

The rear garden is terraced, again with excellent views from the higher level. External security lights and tap.

The garden areas to the front and rear require landscaping, however there is excellent potential to create seating areas, veg beds and flower borders.

#### GARAGE

9' 2" x 17' 4" (2.79m x 5.28m)

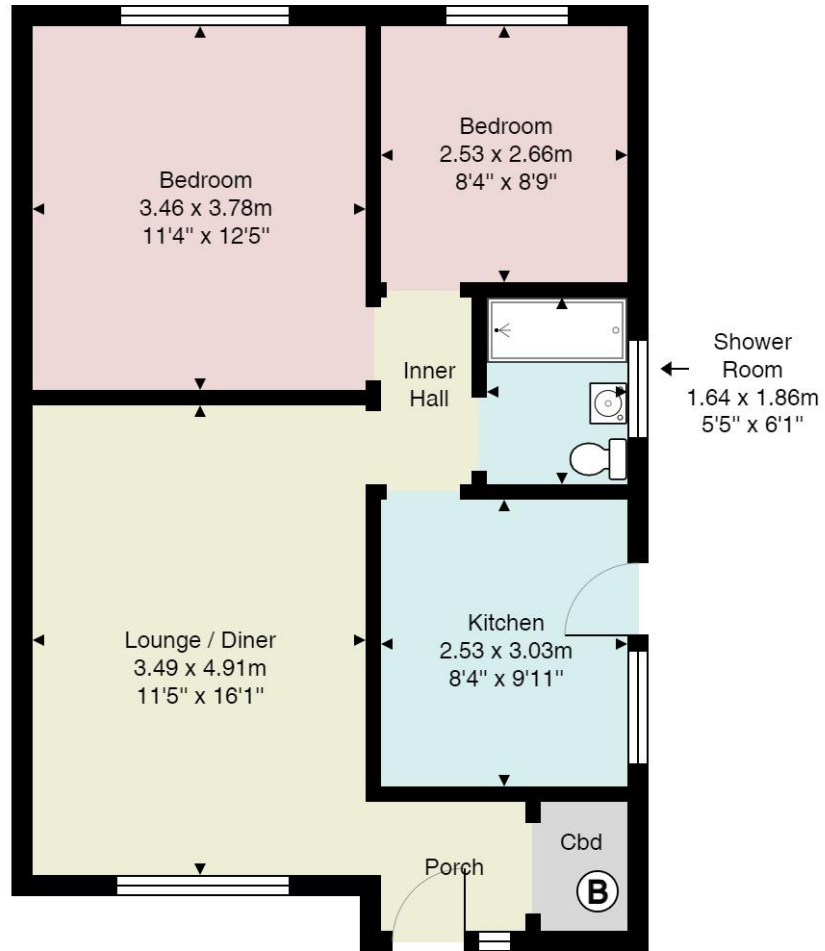
Having power and light plus an up and over door.

#### DIRECTIONS

Entering town from the south, on Milnthorpe Road (A6), turn left just after the college onto Vicarage Drive. Continue up the hill passing the primary school. The property is located to the left hand side just a short distance pass Westwood Avenue.

[what3words:///echo.mini.mops](http://what3words:///echo.mini.mops)





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: C

EPC Grading: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**ARRANGE A VIEWING**

To arrange your viewing contact our Kendal Team:

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# MILNE MOSER

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