



4 ROMNEY AVENUE, KENDAL, LA9 5QT  
**£275,000**

**MILNE MOSER**  
SALES + LETTINGS



## 4 ROMNEY AVENUE KENDAL LA9 5QT



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### OVERVIEW

With college and schools closeby and the town centre within walking distance, this traditional semi-detached house is an ideal family buy and is worthy of internal viewing. Having excellent potential the property offers three bedrooms, a bay windowed lounge and dining kitchen. There is a first floor bathroom plus a ground floor cloakroom/wc. The manageable rear garden is flagged for ease and there are two sheds. Gas centrally heated and UPVC double glazed, the property is available with no onward chain and is perfect for buyers looking to personalise to their own tastes.

### ACCOMMODATION

From Romney Avenue, a traditional metal gate leads into the front garden. A UPVC double glazed door into:

### HALL

A light bright hallway having a frosted UPVC double glazed window, a radiator and ceiling light. Stairs lead to the first floor.

### LOUNGE

12' 7" x 17' 6" (3.84m x 5.34m) into bay

A pleasant room with a UPVC double glazed bay window overlooking the front garden and Romney Avenue. A stone fire surround provides a focal point with stonework and wood shelving extending to the side creating a surface for a television and set top box. Television cabling and point, a ceiling light, two wall lights and a radiator.







#### KITCHEN DINER

16' 2" x 10' 0" (4.93m x 3.06m) max

A frosted UPVC double glazed window to the side aspect plus a UPVC double glazed window to the rear and an external door. Fitted with cream base and wall units with wood trim, wood grain effect worktops and a stainless steel one and half bowl sink with drainer. Gas hob with hood above, an electric double oven and tiled splashbacks. There is space for a fridge freezer and plumbing for a washing machine. Dimension of the room allows for a dining table and there is a radiator and ceiling lights.

#### WC

Cleverly created beneath the stairs and having a frosted UPVC double glazed window, a wall light and WC. Wall mounted Baxi boiler.

#### LANDING

Attractive period painted doors lead to the three bedrooms and bathroom and there is a UPVC double glazed window to the side aspect. Access to the loft and a ceiling light.

#### BEDROOM

10' 3" x 12' 2" (3.13m x 3.70m)

UPVC double glazed window to the rear elevation. A double bedroom with a ceiling light and radiator.

#### BEDROOM

8' 10" x 12' 11" (2.70m x 3.94m)

Facing the front elevation, the second double bedroom has a ceiling light, radiator and UPVC double glazed window.

#### BEDROOM

6' 11" x 8' 6" (2.12m x 2.58m)

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

#### BATHROOM

6' 11" x 8' 6" (2.12m x 2.58m)

Frosted UPVC double glazed window to the side elevation. Fitted with a coloured three piece suite comprising bath with shower above and screen, a vanity wash basin with cupboards below and a WC. Tiling to the walls, a ceiling light and a radiator.





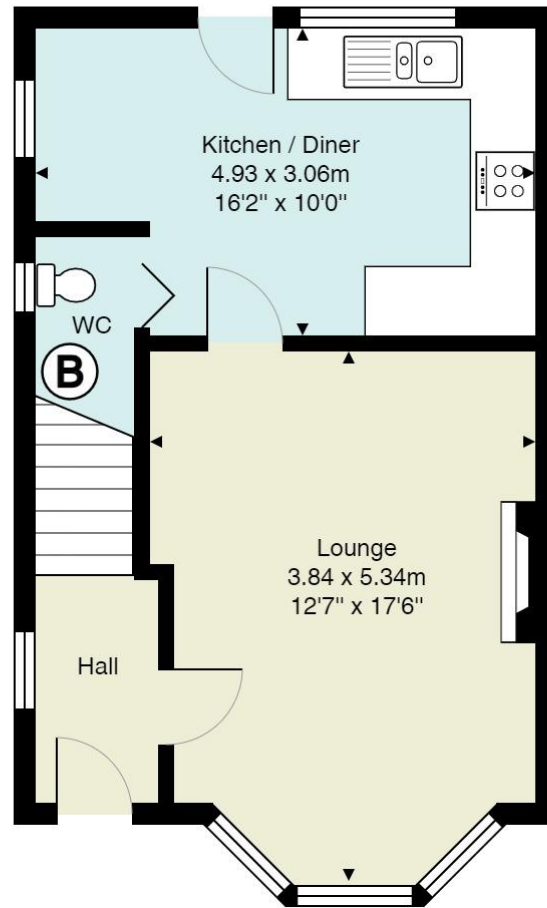
#### EXTERNAL

The front garden has a small pond and is planted with evergreens. Enclosed by walling, a metal gate leads to Romney Avenue. Access at the side provides space for bins and recycling and a gate leads into the rear garden. Flagged and gravelled for ease, there are flower borders, a tap and two garden sheds to stay.

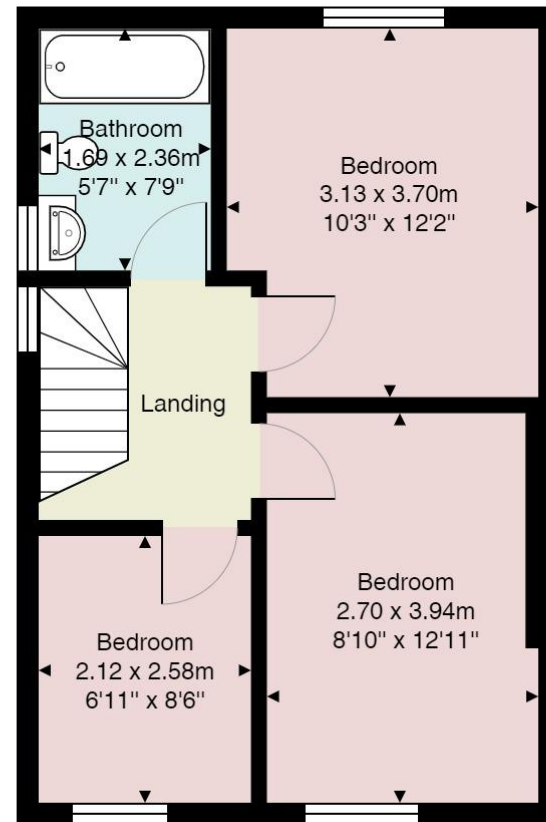
#### DIRECTIONS

Leave Kendal on Aynam Road, continue onto Lound Road and straight through at the traffic lights. At the roundabout with Kirkbie Kendal School, turn right onto Romney Road. Pass Ford Terrace and Howard Street on the left with Romney Avenue being the third turning to the left. The property is to the right hand side.  
what3words///spun.tennis.turned





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: 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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

**Telephone.** 01539 725582

**Email.** [kendalproperty@milnmoser.co.uk](mailto:kendalproperty@milnmoser.co.uk)

# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto: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](mailto:milnthorpeproperty@milnemoser.co.uk)



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