



7 KENT PLACE, KENDAL, CUMBRIA, LA9 4EY
£180,000

MILNE MOSER
SALES + LETTINGS

7 KENT PLACE
KENDAL
CUMBRIA,
LA9 4EY



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1



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GARAGE

OVERVIEW

An ideal first time buy, this three bedroom house is within walking distance of the town centre and has the added bonus a garage. Some updating works have been carried out in recent years with a modern kitchen and bathroom installed, however there is still scope to personalise throughout. A generous lounge diner has access to the garden and there is a useful rear porch. All three bedrooms are a good size with two having a view over rooftops towards the town hall clock at the rear. The rear garden is enclosed and has a good degree of privacy along with access to the garage. Available with no onward chain.

ACCOMMODATION

The UPVC double glazed door leads into:

HALL

Stairs lead to the first floor and there is a ceiling light and radiator. Built-in cupboard under the stairs plus a further cupboard housing the consumer unit and meters.

SHOWER ROOM

2' 8" x 6' 11" (.82m x 2.12m)

Frosted UPVC double glazed window to the front aspect. Fitted with a WC and tray with shower and tiling above. Ceiling light.





LOUNGE DINER

11' 5" x 21' 10" (3.48m x 6.66m)

A good sized room with sliding patio doors to the rear garden and a UPVC double glazed window to the front. Oak style laminate flooring, downlights to the ceiling and a radiator. Easily accommodating both lounge and dining suites.

KITCHEN

8' 10" x 10' 5" (2.69m x 3.18m)

Updated with white gloss handle-less base and wall units, contemporary grey worktops and tiled splashbacks. There is a stainless steel one and a half bowl sink with drainer, an electric hob with canopy over and an electric oven. Plumbing for both a dishwasher and washing machine and space for an undercounter fridge. Downlights to the ceiling and a deep built-in cupboard with coat hooks. An internal UPVC double glazed window and door lead to the rear porch.

REAR PORCH

7' 11" x 3' 3" (2.41m x .99m)

An external door leads to the garden and there are windows to the rear and side.

LANDING

Having access to the loft and a built-in shelved cupboard. Ceiling light.

BEDROOM

14' 6" x 8' 7" (4.42m x 2.62m)

UPVC double glazed window facing the front aspect. Built-in double wardrobe with louvre doors, a ceiling light and radiator.



BEDROOM

11' 4" x 10' 8" (3.46m x 3.26m)

Having a lovely view over rooftops towards the town hall, clock and Serpentine Woods. Open front cupboard, a ceiling light and radiator. UPVC double glazed window.



BEDROOM

9' 2" x 7' 8" (2.79m x 2.34m)

Also enjoying the lovely view to the rear, the third bedroom has a ceiling light, radiator and a UPVC double glazed window.

BATHROOM

5' 11" x 8' 7" (1.80m x 2.62m) max

High level frosted UPVC double glazed window to the front elevation. Fitted with a stylish modern three piece suite comprising bath with screen and shower above, a concealed cistern WC and vanity hand basin. Contemporary tiling to the walls, an extractor, downlights and a radiator. Wall mirror.

EXTERNAL

The enclosed rear garden has lots of scope and a good degree of privacy. There is a seating area, evergreens and borders and a gate leading to the rear.

GARAGE

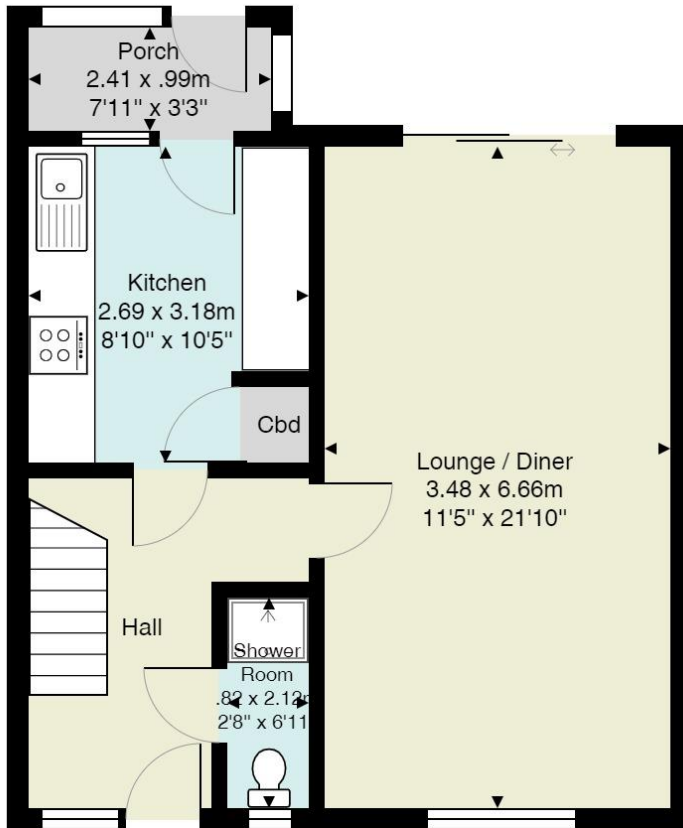
8' 6" x 16' 11" (2.59m x 5.16m)

Having an up and over door, power and a pedestrian door to the garden.

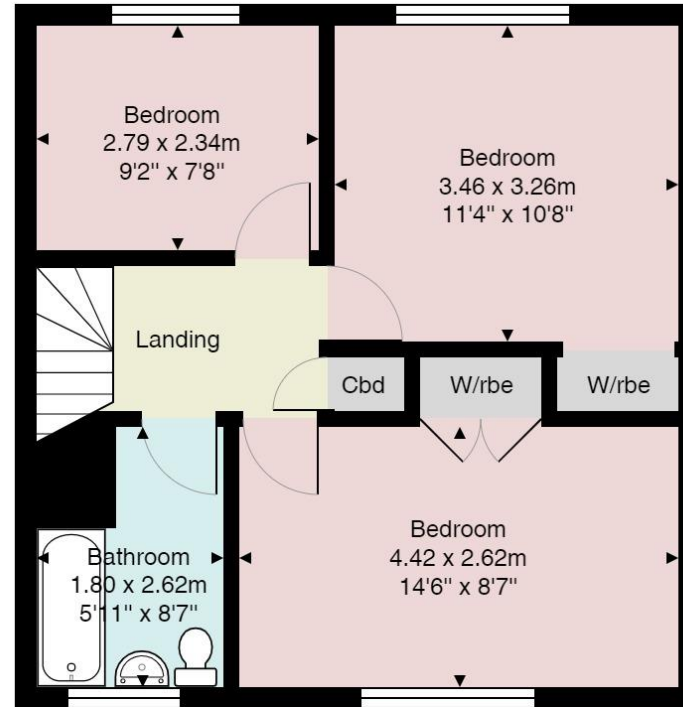
DIRECTIONS

On foot from our office on Highgate, cross over the road and down Dr Mannings Yard (Yard 85). At the bottom turn right and cross over Dowkers Lane. At the junction with Waterside, the rear access and garage to 7 Kent Place can be accessed via a grey door and gate. The front of the property can be accessed by following round Dowkers Lane with Kent Place being to the left hand side.
what3words///money.herb.duke





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

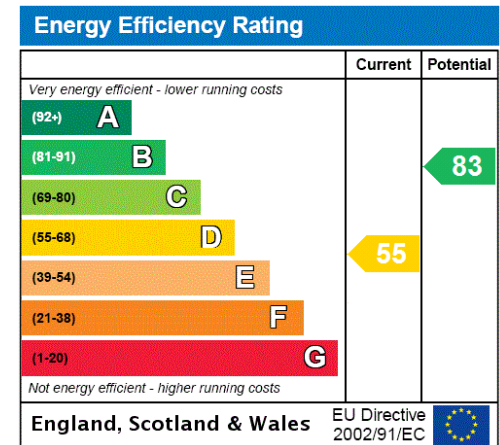
Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: B

EPC Grading: D. Please note since the EPC was commissioned Gas Central Heating has been installed

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



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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