



88 RINKFIELD, KENDAL, CUMBRIA, LA9 7LP
£170,000

MILNE MOSER
SALES + LETTINGS

88 RINKFIELD
KENDAL
CUMBRIA
LA9 7LP



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RESIDENTS
PERMIT PARKING

OVERVIEW

An ideal first time buy or rental investment, this two bedroom mid terraced house is available with no onward chain and requires updating and modernising.

The accommodation is well balanced with lots of built in cupboards/storage and the addition of a ground cloakroom. Externally, there are garden spaces both to the front and rear, although subject to consents, parking could be created at the front. A good sized garden shed is to stay.

Gas centrally heated and UPVC double glazed windows. A great location for playing fields at the rear, Kendal Leisure Centre, local Post Office and takeaway.

ACCOMMODATION

A tarmac path leads across the front garden to the wooden front door. A canopy porch provides shelter.

HALL

Stairs lead to the first floor and there is hanging space for coats. An original door leads to the lounge.





LOUNGE

12' 6" x 11' 11" (3.80m x 3.64m)

A UPVC double glazed window faces the front aspect. Plinth for an electric fire, alcove cupboard, a radiator and ceiling light.

KITCHEN

12' 9" x 6' 9" (3.88m x 2.06m)

Two UPVC double glazed window face the rear aspect with outlook over the garden to playing fields beyond. Foted with white base and wall units with wood trim, pale worktops and a stainless steel sink with drainer. A fold out table provides dining space and both the fridge and washing machine are to be loft. Wall mounted Vaillant boiler, a radiator and ceiling light. Good sized cupboard under the stairs with light and shelving.

REAR PORCH

Ceiling light and external wooden door.

WC

Frosted UPVC double glazed window to the rear. Fitted with a WC, ceiling light and high level tap.

LANDING

Glazed loft access, a ceiling light and radiator.

BEDROOM

12' 6" x 10' 10" (3.80m x 3.31m) max

UPVC double glazed window to the front elevation. A good sized bedroom with one double and one triple built in wardrobes, central wall mounted mirror, a radiator and ceiling light.

An adjoining walk in dressing area has a UPVC double glazed window, coat hooks and shelf.



BEDROOM

9' 4" x 8' 0" (2.85m x 2.44m)

Overlooking the playing /recreation field at the rear, the second bedroom has a radiator, ceiling light and shelving.

SHOWER ROOM

6' 0" x 4' 5" (1.83m x 1.34m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a quadrant shower cubicle, WC and a pedestal wash hand basin. The bathroom has been fully tiled with tongue and groove panelling to the ceiling and downlights.

EXTERNAL

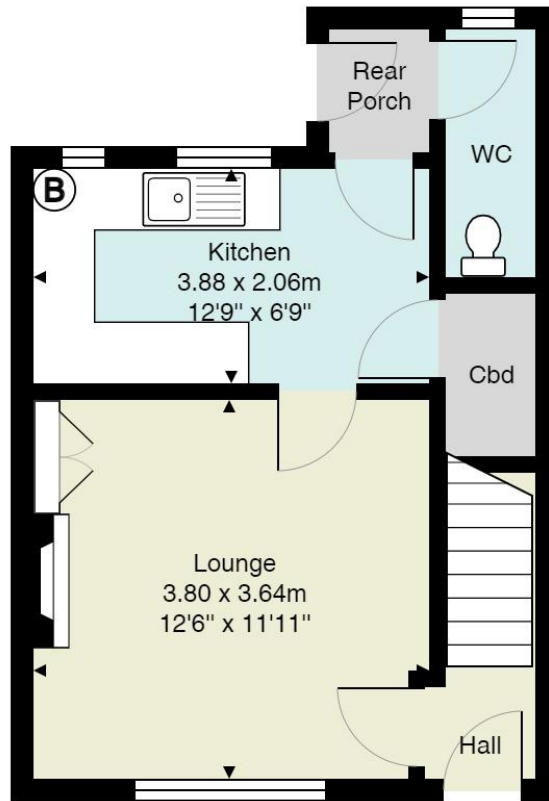
The flagged front garden is enclosed by walling and there is space for pots if required. Subject to consents, there is potential to create off road parking as the neighbours either side have already done.

At the rear is an enclosed garden area, mainly flagged and planted with buddleia, honeysuckle and roses. A generous shed is to stay measuring internally 11' 11" x 7' 9" (3.63m x 2.36m). A gate leads through the neighbouring property - ideal for garden waste.

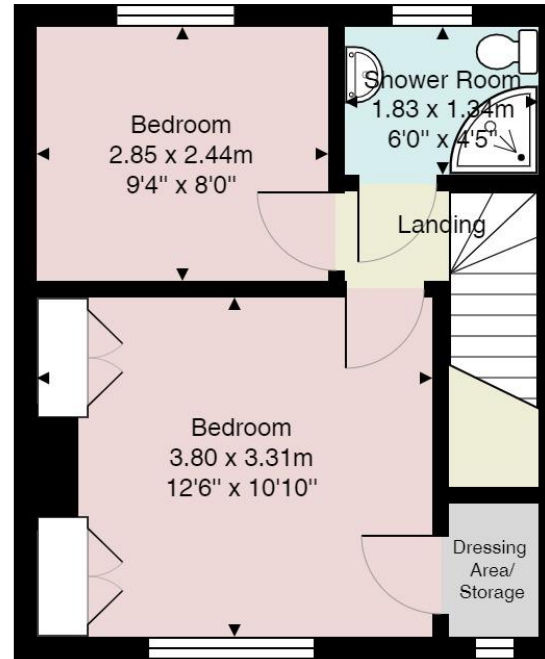
DIRECTIONS

Leaving Kendal on Aynam Road, stay to the left and onto Lound Road and straight through at the traffic light. At the roundabout with Kirkbie School, take the second exit onto Natland Road. Turn left onto Rinkfield by the hairdressers and Ruby's and then right into a cul de sac. The property is located to the left hand side.
what3words///beats.comical.gives





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

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
<i>Very energy efficient - lower running costs</i>		
(92-)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

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