



37 STONECROSS ROAD, KENDAL, CUMBRIA, LA9 5HR
£325,000

MILNE MOSER
SALES + LETTINGS

37 STONECROSS ROAD
KENDAL
CUMBRIA
LA9 5HR



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GARAGE

OVERVIEW

Having level accommodation and plot, this semi detached bungalow is in a desirable location and is available with no onward chain.

Ideal for buyers looking to downsize, there is a lounge diner with door leading to the pretty rear garden, a kitchen, two double bedrooms, both with built in wardrobes, and a bathroom. The attached garage offers scope (subject to usual consents) for the accommodation to be extended and there is a good sized driveway to the front.

Gas centrally heated and UPVC double glazed, there is excellent scope to cosmetically personalise.

ACCOMMODATION

From the block paved driveway, a UPVC double glazed door leads into the porch.

PORCH

Having a practical tiled floor, two ceiling lights and UPVC double glazed door to the rear garden. A door leads to the garage and there is a frosted glazed door into the hallway.





HALL

An L shape hallway with built in coat cupboard, a ceiling light, telephone point and radiator. There is access to the boarded loft via a drop down ladder. The Vaillant boiler is housed within the loft and there is a light.

LOUNGE DINER

11' 10" x 17' 6" (3.60m x 5.35m)

A good sized room with UPVC double glazed door leading to the garden and full height UPVC double glazed window. Wooden fire surround with marble style inset and a living flame gas fire. Two radiators, two ceiling lights and two wall lights.

KITCHEN

10' 7" x 10' 6" (3.21m x 3.21m)

Fitted with oak style base and wall units, Corian style worktops, integrated sink and drainer and tiled splashbacks. A UPVC double glazed window overlooks the rear garden and there is a gas cooker with hood above, plumbing for a washing machine and space for a fridge. Built in airing cupboard with cylinder and shelving. The kitchen has space for a breakfast table and there is a ceiling light and radiator.

BEDROOM

11' 10" x 13' 10" (3.60m x 4.22m) max

UPVC double glazed window facing the front aspect. A generous double with built in large double wardrobe with louvre doors and overhead storage. Ceiling light and a radiator.

BEDROOM

10' 7" x 9' 11" (3.21m x 3.03m) max

Also at the front of the bungalow, the second double bedroom has a radiator, ceiling light and UPVC double glazed window. Two built in double wardrobes with overhead storage.



BATHROOM

7' 1" x 6' 4" (2.17m x 1.93m) max

Frosted UPVC double glazed window to the side elevation. Concealed cistern WC and vanity wash hand basin, bath with shower over and screen. Tiling to the walls, a ceiling light, radiator and extractor.

EXTERNAL

Centrally positioned on the level plot, there is front garden laid with artificial grass for ease, shrub borders and block paved driveway with space for a number of cars.

The rear garden is enclosed and has a patio area adjacent to the bungalow, flat lawn and shrub and rockery borders. Garden shed, greenhouse and external light and tap.

GARAGE

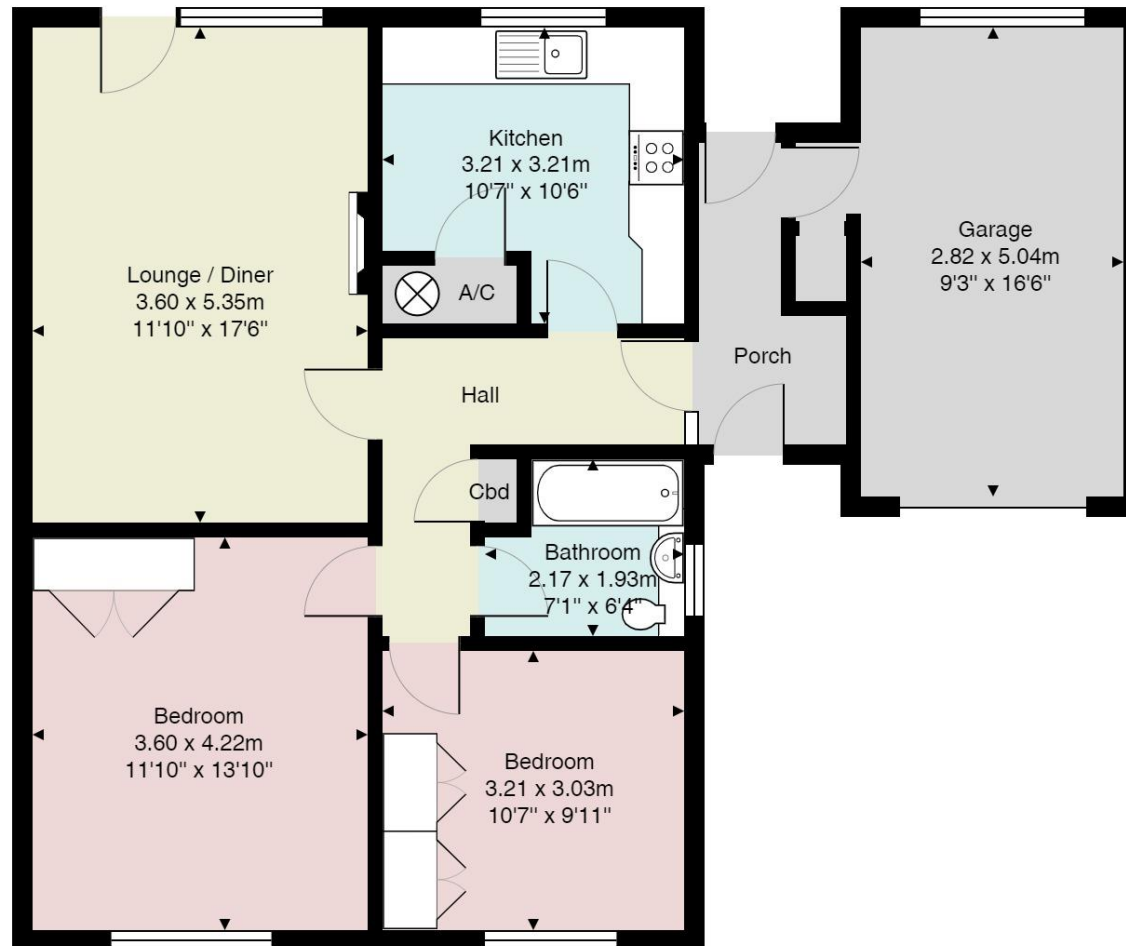
9' 3" x 16' 6" (2.82m x 5.04m)

Electric roller door to the front and an internal door connecting to the porch. UPVC double glazed window, two ceiling lights and sockets.

DIRECTIONS

Leaving Kendal on A6, Milnthorpe Road, continue past the college and through at the traffic lights. Pass Romneys on the right and then take the right hand turning on the brow on the hill onto Stonecross Road. The property is located to the left hand side approximately half way up Stonecross Road.
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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



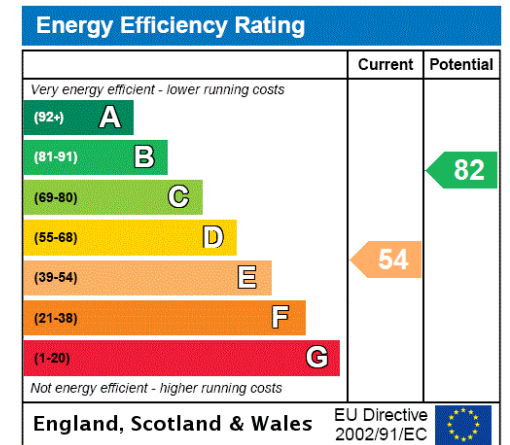


GENERAL INFORMATION

Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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