



5 MILNTHORPE ROAD, KENDAL, LA9 5QQ
£225,000

MILNE MOSER
SALES + LETTINGS

5 MILNTHORPE ROAD, KENDAL, LA9 5QQ



OVERVIEW

Close to town, transport links and riverside walks, this delightful two bedroom cottage style terrace house is a perfect first time buy. The property has a real feel of charm and character and pretty outside spaces have been created both at the front and rear. On the ground floor is a lounge and dining kitchen whilst the first floor has two L shaped bedrooms and a stylish bathroom. The external storage outhouse has been retained with space for bikes, outdoor gear and a washing machine and there is an outside WC. Gas centrally heated and UPVC double glazed windows.

ACCOMMODATION

From Milnthorpe Road, a pretty gated forecourt and steps lead to the glazed front door and into:

VESTIBULE

A useful space with coat hooks and internal door to the lounge.

LOUNGE

15' 2" x 12' 5" (4.61m x 3.77m) max

UPVC double glazed window to the front aspect. Gas fire with back boiler behind, adjacent cupboards (housing the meters and consumer unit) and shelving. Two ceiling light and a radiator. Enclosed stairs to the first floor and a wall mounted corner cupboard.

KITCHEN DINER

14' 3" x 10' 1" (4.36m x 3.07m)

Running the width of the property, the kitchen diner has space for a table and there are two UPVC double glazed windows





overlooking the rear courtyard and an external door. Fitted with oak effect base and wall units, speckled worktops and tiled splashbacks. Electric hob with hood over, an electric oven and a stainless steel one and a half bowl sink with drainer. Two ceiling lights, under unit lighting and space for a fridge. Built in cupboard under the stairs.

LANDING

There is a light on the stairs and glazed skylight allowing natural light into the landing. Attractive wooden doors lead to the two bedrooms and bathroom and there is an airing cupboard with hot water cylinder and shelving.

BEDROOM

14' 4"/8' 4" x 8' 11"/5' 6" (4.36m/2.54m x 2.73m/1.68m)

Two UPVC double glazed windows to the front elevation. An L shaped room with a ceiling light and two radiators.

BEDROOM

14' 5"/8' 3" x 10' 2"/6' 10" (4.38m/2.51m x 3.09m/2.08m)

The second bedroom is to the rear of the house with views towards the river from the UPVC double glazed windows. Two ceiling lights and a radiator.

BATHROOM

5' 6" x 6' 5" (1.68m x 1.95m) max

Remodelled in recent years, the bathroom is fitted with a white period style suite comprising concealed cistern WC, a vanity wash hand basin and a cast bath with period style taps and a shower over. Aqua coloured tiling to the walls, a heated towel rail, downlights and an extractor.

EXTERNAL

At the front of the house is a gated forecourt, laid with slate chippings and planted with pretty herbaceous perennials.

At the rear, a courtyard has been created which gently slopes and has a well planted border and space to sit out. Double gates lead to the rear lane and currently offers parking for one small vehicle.

The outside WC has been retained and has a high level WC and light. The adjoining outhouse/store has power, light and tap, space for a freezer and plumbing for a washing machine. Approximate measurement of 5' 10" x 7' 11" (1.78m x 2.41m).

DIRECTIONS



Entering Kendal from the south on the A6, Milnthorpe Road, the property is located to the right hand side between Glebe Road and South Road.

what3words:///tracks.smile.booth

GENERAL INFORMATION

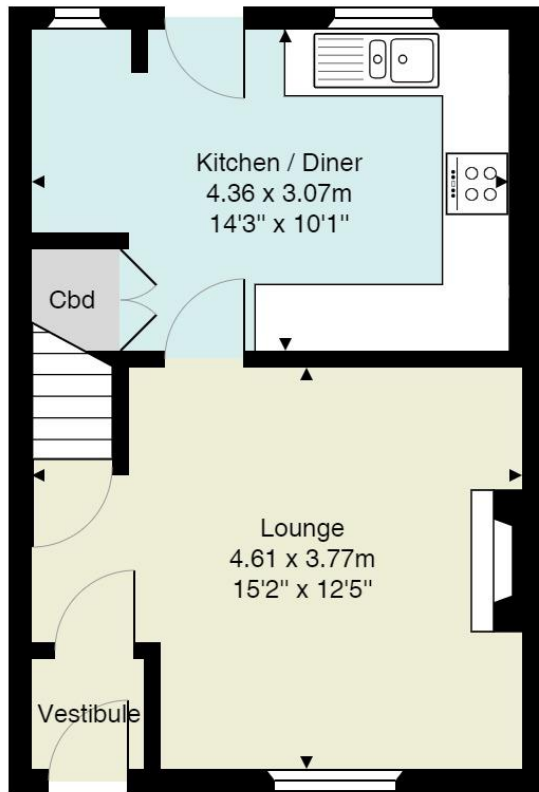
Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

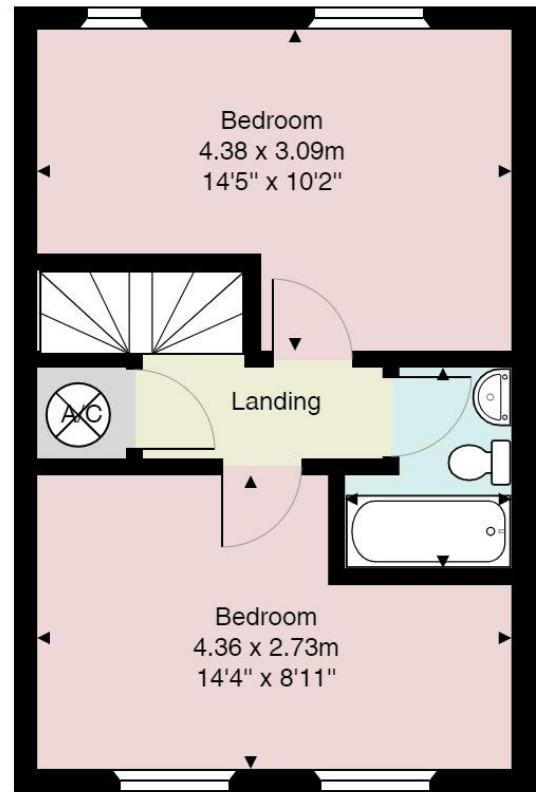
Council Tax Band: B

EPC Grading: D





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





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	60	
(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

To arrange your viewing contact our Kendal Team:

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