



28 ROMNEY ROAD, KENDAL, LA9 5RA
£285,000

MILNE MOSER
SALES + LETTINGS

28 ROMNEY ROAD
KENDAL
LA9 5RA



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OVERVIEW

Having been updated and modernised by the current owners, this traditional mid terraced house now offers three bedrooms, two reception rooms and both a bathroom and shower room. Character has been retained and blended with modern fittings and the property is well decorated throughout. The front lounge has a wood burner and lovely bay window, whilst the dining room at the rear has a generous walk in cupboard and fireplace. The kitchen leads to the fully tiled modern shower room. On the first floor are two bedrooms - one good sized double and a single with large built in cupboard. The bathroom boasts a four piece suite and there is a loft bedroom with plenty of built in storage to the second floor. Externally, the property has an enclosed yard area and a useful workshop/store.

Gas centrally heating, UPVC double glazed and available with no onward chain.

ACCOMMODATION

From the forecourt front garden, a UPVC double door leads into:

ENTRANCE HALL

Having traditional features including coving and dado rail, the hall has stairs to the first floor, a radiator and ceiling light.

LOUNGE

11' 4" x 14' 11" (3.44m x 4.56m) into the bay

A UPVC double glazed bay window faces onto Romney Road. A well decorated room with a wood burning stove providing a focal





point. Alcove shelving, a ceiling light and radiator. Coving to the ceiling.

DINING ROOM

14' 2" x 11' 1" (4.31m x 3.37m)

UPVC double glazed window to the rear elevation. Wooden fire surround with tiled inset and living flame gas fire. Openreach socket, a radiator, downlights and built in alcove cupboard. Walk in cupboard under the stairs with shelving and light.

KITCHEN

6' 10" x 14' 8" (2.07m x 4.48m)

Two UPVC double glazed windows. Freestanding base units with wood block worktops give the kitchen a contemporary feel and there is a 5 ring electric range cooker to stay. One and half bowl sink with drainer, canopy over the cooker and downlights to the ceiling and a heated chrome towel rail. Plumbing for a washing machine/dishwasher, space for a fridge freezer. An external door leads to the yard.

SHOWER ROOM

6' 1" x 4' 11" (1.87m x 1.49m)

Frosted UPVC double glazed window. Fully tiled, the shower room is fitted with a quadrant shower cubicle, WC and vanity wash hand basin with illuminated mirror above. Heated chrome towel rail, an extractor and downlights.

LANDING

Enclosed stairs lead to the second floor and there are downlights.

BEDROOM

14' 0" x 8' 3" (4.26m x 3.50m)

Two UPVC double glazed windows to the front elevation. Two radiators and downlights.

BEDROOM

6' 11" x 11' 3" (2.11m x 3.43m)

Overlooking the rear lane, the second bedroom has a radiator, downlights and a UPVC double glazed window. The already large over stair cupboard has been extended under the stairs to the second floor and there is a light.

BATHROOM

6' 9" x 8' 0" (2.07m x 2.43m)

Frosted UPVC double glazed window. An excellent family bathroom fitted with a quadrant shower cubicle, bath, vanity wash hand basin



and WC. Fully tiled, there is an illuminated mirror above the basin, downlights to the ceiling and a heated chrome towel rail. Built in cupboard housing the Navien boiler.

Enclosed stairs with a light lead to the second floor.

BEDROOM

13' 6" x 19' 5" (4.11m x 5.91m)

Located within the roof space, the third bedroom still retains good central ceiling height. A large Velux floods the room with light and there is a radiator and downlights. Eaves storage cupboards have been created to either side of the room.

EXTERNAL

A gravelled forecourt at the front provides privacy from the pavement and road. The enclosed rear yard has an external tap and wood store.

WORKSHOP/STORE

9' 11" x 14' 11" (3.02m x 4.55m)

An excellent addition to the property - power and light are connected and there is a window.

DIRECTIONS

Leaving Kendal on Milnthorpe Road, A6, turn left at the traffic lights with Kendal College onto Romney Road. Number 28 is located to the right hand side between Howard Street and Ford Terrace. [what3words///hiking.local.turned](#)





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. FTTP Full Fibre broadband is connected to the property

Tenure: Freehold

Council Tax Band: C

EPC Grading: D

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		
(69-80) C		80
(55-68) D	55	
(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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