



42 SANDYLANDS ROAD, KENDAL, LA9 6EU  
**£169,500**

**MILNE MOSER**  
SALES + LETTINGS

42 SANDYLANDS ROAD  
KENDAL  
LA9 6EU



2



1



1



GARAGE/STORE  
& PARKING

OVERVIEW

Ideal for first time buyers, rental investors or buyers looking to downsize, this manageable two bedroom semi-detached house is well located for amenities and transport links.

Requiring some modernisation, the property has a modern kitchen, gas central heating and UPVC double glazing however some further updates maybe required. Off road parking has been created at the front and there is a garage/store at the rear. The garden areas to both the front and back have a cottage feel with flower borders and planting. Internally, the lounge diner has a door leading to the garden and there is a good sized welcoming hallway. The main bedroom is a good sized double and there is a generous bathroom and second bedroom.

Available with no onward chain, an internal viewing is essential

ACCOMMODATION

From the driveway and front garden a glazed front door leads into:

ENTRANCE HALL

A welcoming hallway with natural light flooding in from two UPVC double glazed windows. Stairs lead to the first floor and there is a ceiling light, radiator and telephone point.





#### LOUNGE/DINER

10' 5" x 15' 4" (3.18m x 4.68m)

A UPVC double glazed window faces the front aspect and a full length UPVC double glazed door leads to the rear garden. An electric flame effect stove is set to a chimney breast with a polished plinth. There is a ceiling light, television point and a radiator.

#### KITCHEN

8' 3" x 9' 7" (2.52m x 2.92m)

UPVC double glazed windows overlook the rear garden and side aspects. Fitted with cream slab front base and wall units, quartz effect worktop and a stainless steel sink with drainer. Electric hob with canopy above, an electric oven, plumbing for a washing machine and space for a fridge freezer. Useful cupboard under the stairs and downlights to the ceiling.

#### LANDING

Access to the loft and a ceiling light.

#### BEDROOM

9' 2" x 15' 4" (2.80m x 4.68m)

A generous double bedroom with UPVC double glazed windows to the front and rear elevations. Wood effect flooring, a radiator and ceiling light. Original style cast fire surround with grate.

#### BEDROOM

9' 10" x 6' 11" (3.00m x 2.11m)

Facing the front aspect, the second bedroom has an open fronted cupboard with shelving, a radiator and ceiling light. UPVC double glazed window.

#### BATHROOM

8' 1" x 6' 9" (2.47m x 2.06m)

Frosted UPVC double glazed window to the rear elevation. A good sized bathroom fitted with a bath with shower above, a WC and pedestal wash hand basin. Fully tiled including the floor, aquaboard panelling above the bath, a radiator, extractor and ceiling light. A built-in double cupboard houses the Worcester boiler and there is an additional cupboard over the stairs.



#### EXTERNAL

To the front of the house is a grassed garden with cottage borders and off road parking. There is gated access at the side and into the rear garden.

Block paved for ease, the rear garden has deep cottage style flower beds, a central path, small trees and evergreens. External light and tap.

#### GARAGE/STORE

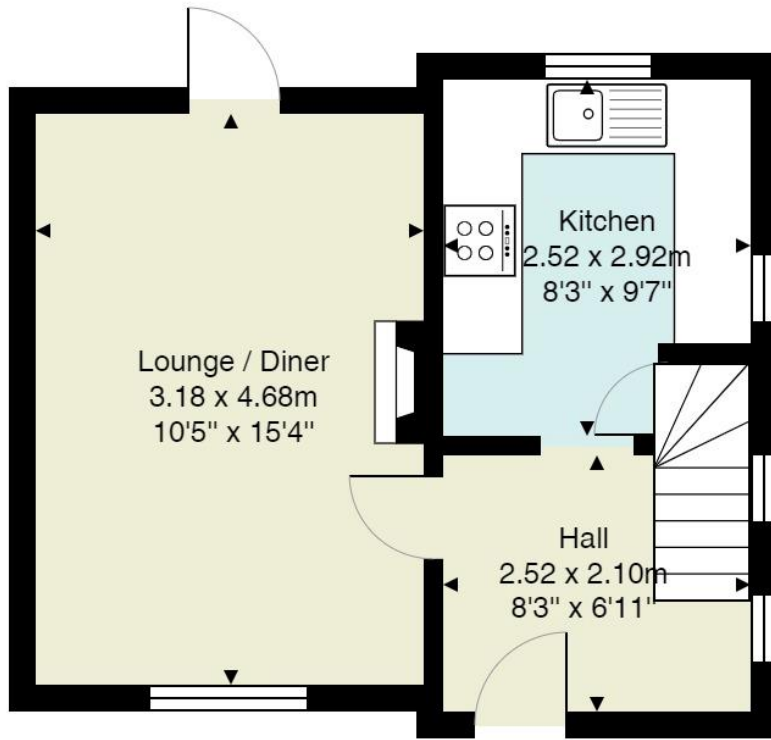
9' 4" x 17' 6" (2.84m x 5.33m)

Ideal as a workshop/store for storing bikes and motorbikes. Double doors.

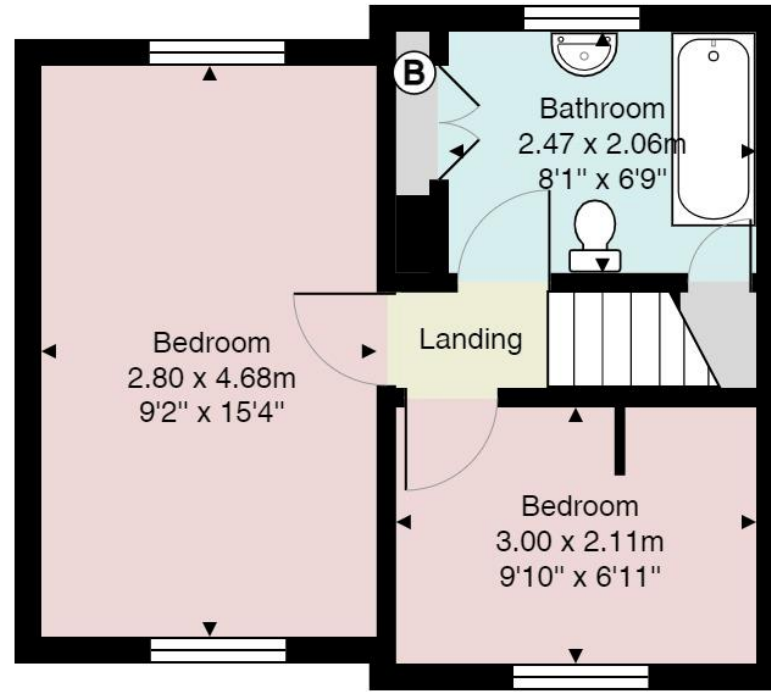
#### DIRECTIONS

From Kendal Train Station, proceed on Shap Road, turning right at The Duke of Cumberland pub onto Appleby Road. Turn right onto Sandylands Road. The property is located to the left hand side just after the shop and opposite the turning onto Sandgate. [what3words.com/blog/feel.rarely](http://what3words.com/blog/feel.rarely)





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: Water, Gas, Electric and Drainage

Tenure: Freehold. Please note the property flooded during Storm Desmond. The sump pump in the kitchen cupboard is to be left.

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         | 84        |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | 61                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |



**ARRANGE A VIEWING**

To arrange your viewing contact our Kendal Team:

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# MILNE MOSER

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