



CHURCH VIEW, 5 CASTLE CRESCENT, KENDAL, LA9 7AN
£300,000

MILNE MOSER
SALES + LETTINGS

CHURCH VIEW
5 CASTLE CRESCENT
KENDAL
LA9 7AN



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OVERVIEW

Within walking distance of the town centre, train station and riverside walks, this period three storey home is full of character features and available with no onward chain. The current owners have retained and enhanced many of the features with some the original sash windows having shutters and window seats, the wide floorboards have been exposed and there are character fireplaces. A lovely dining room has been added at the rear with bi fold doors and rooflights along with a ground floor WC. Two of the three bedrooms are good sized doubles and there is an impressive house bathroom with four piece suite. Located close to St Georges Church, the residents of Castle Crescent use the green space at the front for children to play and to socialise with neighbours.

ACCOMMODATION

A flagged patio at the front leads to the traditional wooden front door and into:

LOUNGE

12' 11" x 10' 9" (3.93m x 3.27m)

A lovely welcoming room with wood block parquet flooring running through into the kitchen and a sash window with seat facing towards the church at the front. A white surround with cast inset and stone hearth provides a focal point and there are adjacent alcove cupboards. Radiator, a ceiling light, wall light and second vertical radiator. Stairs lead to the first floor and there is a built-in cupboard.





KITCHEN

10' 5" x 7' 8" (3.18m x 2.34m)

Fitted with cream shaker style base and wall units, wood block worktops, tiled splashbacks and a stainless steel one and a half bowl sink with drainer. There is a gas hob with canopy above and an electric oven. Space for a fridge and freezer, plumbing for a dishwasher, a radiator and ceiling light. Understairs cupboard.

DINING ROOM

11' 0" x 7' 8" (3.36m x 2.33m)

A lovely extension to the property with rooflights within the vaulted ceiling and bi fold doors leading to the rear. Tiled floor, three vertical radiators, two wall lights and a ceiling light.

INNER HALL

Having plumbing for a washing machine and a downlight.

WC/CLOAKROOM

An essential addition within a three storey home, the cloakroom is fitted with a vanity hand basin, WC and a chrome heated towel rail. Extractor and downlight.

FIRST FLOOR LANDING

The exposed wide wooden floorboards run through into the bathroom and bedroom and there is a ceiling light and window to the rear.

BEDROOM

13' 1" x 10' 10" (4.00m x 3.30m)

Facing the front aspect with outlook towards St Georges Church and green space. Stone fire surround with open grate, a ceiling light, radiator and period alcove cupboard. Single wardrobe/cupboard and a sash window.

BATHROOM

7' 9" x 7' 9" (2.37m x 2.37m)

An impressive bathroom fitted with a slipper bath, a pedestal hand basin, WC and large quadrant shower enclosure fitted with jets, steam vent, a rainfall shower head and riser spray. A cupboard conceals the Ideal boiler and there is a radiator, ceiling light and frosted window to the rear aspect. Mirror and wall hooks.

SECOND FLOOR LANDING

A built in cupboard provides excellent storage and there are two ceiling lights. Exposed floorboards continue into the two bedrooms.



BEDROOM

13' 2" x 10' 8" (4.02m x 3.25m)

Having a pleasant view over the green at the front and St Georges Church, the second double bedroom has a single built in cupboard/wardrobe, a radiator and two ceiling lights. Sash window and exposed beams.

BEDROOM

7' 9" x 7' 11" (2.37m x 2.42m)

The third bedroom is light and bright with a rooftop view from the window and a good sized rooflight. There is a radiator, ceiling light and exposed beams.

EXTERNAL

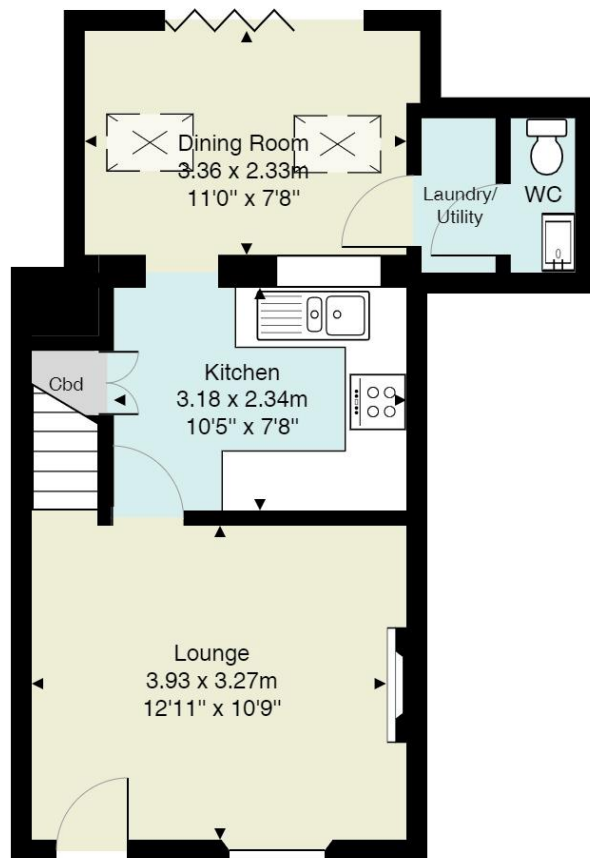
At the front of the property is a pretty flagged courtyard with space for pots and a patio set. Roses surround the front door and there is a period style moulded portico/canopy and flower borders. There is an outlook towards the Castle Crescent green space. At the rear is a gate leading to the access lane.

DIRECTIONS

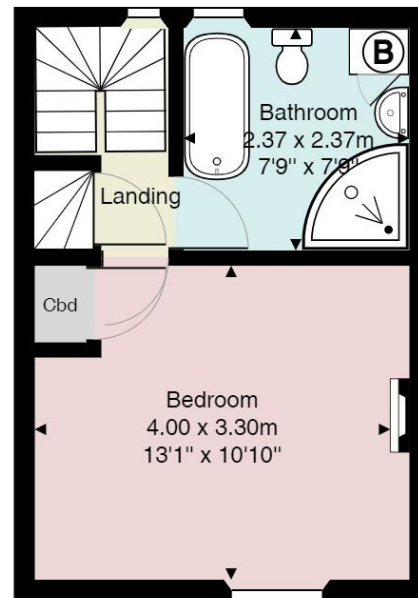
From Kendal Station, proceed towards town on Wildman Street, bearing left at the pedestrian crossing onto Castle Street. Follow round the bend, turning right onto Castle Crescent just after the church. The property is located to the left hand side.

what3words///pocket.worm.anyway

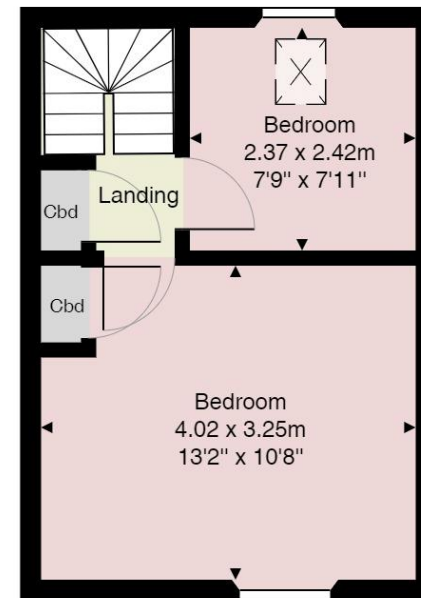




Ground Floor



1st Floor



2nd 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: N/A. The property is currently banded with a Rateable Value

EPC Grading: D

Please note the property flooded during Storm Desmond in December 2015. Remedial works were completed and flood defences installed.

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
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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