



58 GREENGATE LANE, KENDAL, LA9 5LL  
**£195,000**

**MILNE MOSER**  
SALES + LETTINGS

## 58 GREENGATE LANE KENDAL LA9 5LL



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DRIVEWAY  
PARKING

### OVERVIEW

With open views at the rear over Kendal, this three bedroom semi-detached house is an ideal first time buy. Requiring some modernisation, the property offers well balanced accommodation and potential (subject to consents) to extend. There is a lounge and dining kitchen on the ground floor - three bedrooms and shower room to the first floor. Being to a corner plot, there is off road parking for three cars plus a front and side garden space. The rear garden is enclosed and has views over rooftops across town. Well located for walking into town, the property is close to primary schools, local shop and bus routes.

### ACCOMMODATION

Steps from the front garden lead up to the frosted UPVC double glazed door and into:

### HALL

Having hanging space for coats, a radiator and ceiling light. Stairs lead to the first floor.

### LOUNGE

12' 11" x 13' 9" (3.94m x 4.18m)

A UPVC double glazed window faces the front aspect and has a pleasant outlook up Greengate Lane and across Kirkbarrow. Tiled fire surround with an electric fire, a ceiling light and radiator. The area under the stairs has been opened up creating a study space - a UPVC double glazed window provides natural light and there is a ceiling light.





#### KITCHEN DINER

16' 5" x 7' 1" (5.00m x 2.15m)

Two UPVC double glazed windows face the rear aspect and have views over rooftops towards town. Fitted with wood effect base units, dark worktops and tiled splashbacks. Stainless steel sink with drainer, plumbing for a washing machine and space for a table. Two ceiling light, a radiator and UPVC double glazed external door.

#### STAIRS AND LANDING

UPVC double glazed window to the side elevation. Ceiling light, radiator and access to the loft. Built-in cupboard over the stairs housing the Worcester boiler.

#### BEDROOM

8' 11" x 11' 9" (2.72m x 3.59m)

UPVC double glazed window to the rear elevation. There is a fabulous view over Kendal and a ceiling light.

#### BEDROOM

9' 6" x 9' 2" (2.89m x 2.79m)

Facing the front elevation with an outlook over the roundabout and up Greengate Lane, the second double bedroom has a UPVC double glazed window and a ceiling light.

#### BEDROOM

7' 2" x 8' 8" (2.19m x 2.64m)

UPVC double glazed window to the rear elevation and having a view over Kendal. Ceiling light.

#### SHOWER ROOM

6' 6" x 5' 11" (1.97m x 1.80m)

Frosted UPVC double glazed window. Fitted with a WC, vanity wash basin and a shower cubicle. Radiator, ceiling light and a Triton shower to the cubicle.



#### EXTERNAL

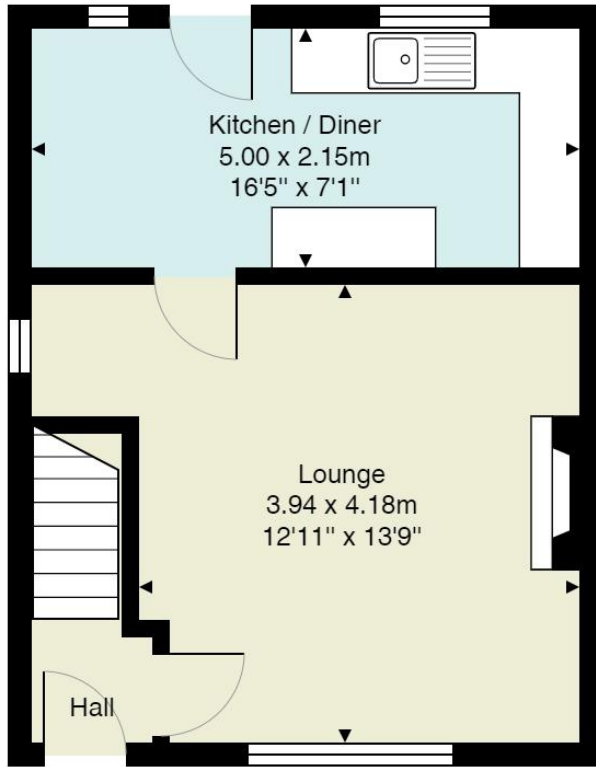
Positioned on a corner plot, the external spaces are a good size. To the front is a gravelled garden area with path to the front door. A driveway with parking for a number of cars extends to the side and there is an additional garden space adjacent. A picket gate leads into the rear garden. Flagged for ease, the rear garden tapers and is bounded by hedging and fencing. External tap. The garden shed is to stay and measures approx. 7' 9" x 5' 11".

#### DIRECTIONS

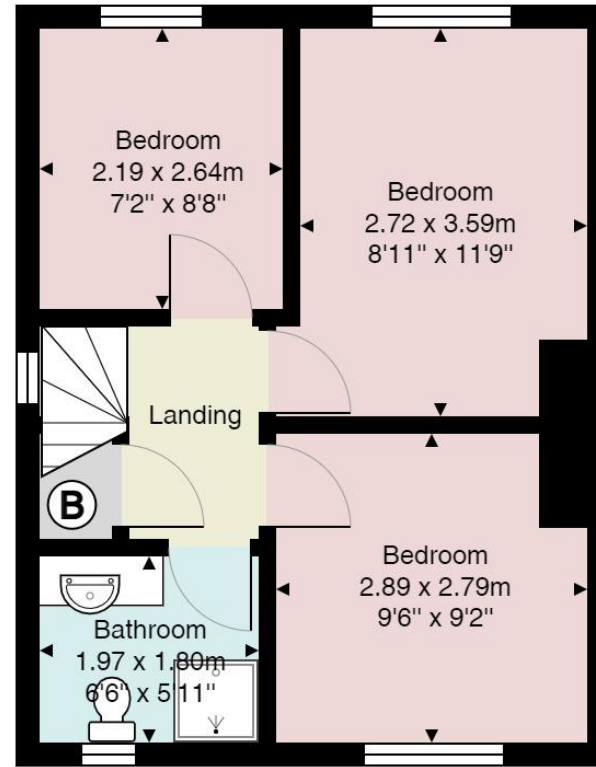
Approaching Kendal from the south on A6, Milnthorpe Road, take the second left after the college onto Glebe Road and onto the Kirkbarrow development. Continue over the first roundabout and turn left at the second roundabout onto Greengate Lane. Number 58 is located to the left hand side just prior to the roundabout at the top.

what3words///wizard.tuck.snaps





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: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

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>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	59	
(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**

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