



8 KENT PLACE, KENDAL, LA9 4EY
£170,000

MILNE MOSER
SALES + LETTINGS

8 KENT PLACE KENDAL LA9 4EY



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GARAGE

OVERVIEW

With a central town location, this three bedroom mid terraced house really does tick a lot of boxes. Not only does it offer good sized accommodation but it also boasts a garage and enclosed garden. All three bedrooms are generous and have built in storage, the lounge diner has access to the garden and there is a kitchen and porch. The ground floor WC is a must for families and the property is gas centrally heated and has double glazing. Some updating is required and this is the perfect opportunity for first time buyers to put their stamp on a home. Available with no onward chain.

ACCOMMODATION

The main entrance to the property is to the front from Kent Place - double glazed French doors lead into the hallway. There is a second entrance at the rear via the porch which is closer to parking areas and the garage

HALLWAY

Stairs lead to the first floor and there is a ceiling light radiator and low level cupboard. There is further storage under the stairs.

WC

Double glazed window to the front aspect. Vanity basin with cupboards beneath, a WC, wall mounted mirror and tiling. Ceiling light.





LOUNGE DINER

11' 7" x 21' 10" (3.53m x 6.65m)

A spacious room with sliding patio doors leading to the garden and a double glazed window to the front. Built in cupboards and drawers, two ceiling lights and a radiator. Wall mounted electric fire.

KITCHEN

8' 10" x 10' 5" (2.69m x 3.18m)

Fitted with white base and wall units, wood block effect worktops and a stainless steel sink with drainer. Electric hob with hood above, electric oven, space for a fridge and plumbing for a washing machine. Worcester, boiler, a ceiling light and good sized built in cupboard.

PORCH

UPVC double glazed with a polycarbonate roof. A door leads to the rear garden and sliding doors connect to the kitchen.

LANDING

Access to the loft and a ceiling light.

BEDROOM

14' 8" x 8' 9" (4.47m x 2.67m)

Facing the front aspect, the largest double bedroom has a built in headboard with lights and bedside cabinets, a dressing table area and drawers. There is a built in double wardrobe, a ceiling light and radiator. Double glazed window.

BEDROOM

11' 4" x 10' 9" (3.45m x 3.28m) including fitted furniture

The second bedroom is also a double and has lovely view across rooftops towards the Town Hall. Two double wardrobes, drawers and overhead storage plus an additional cupboard and shelving and an open fronted built in wardrobe. UPVC double glazed window, a ceiling light and radiator.

BEDROOM

9' 1" x 7' 8" (2.77m x 2.33m) max

The third bedroom also faces the rear and has two double wardrobes with overhead storage. UPVC double glazed window, a ceiling light and radiator.



BATHROOM

5' 10" x 8' 9" (1.78m x 2.67m) max

Double glazed window to the front aspect. Fitted with a white suite comprising bath with shower over and folding screen, a WC and pedestal wash hand basin. Tiling to the wall, a ceiling light and electric fan heater.

EXTERNAL

The property has an enclosed flagged garden space bordered by evergreens and hydrangeas. There is an external socket and gate to Dowkers Lane.

GARAGE

8' 6" x 17' 0" (2.59m x 5.18m)

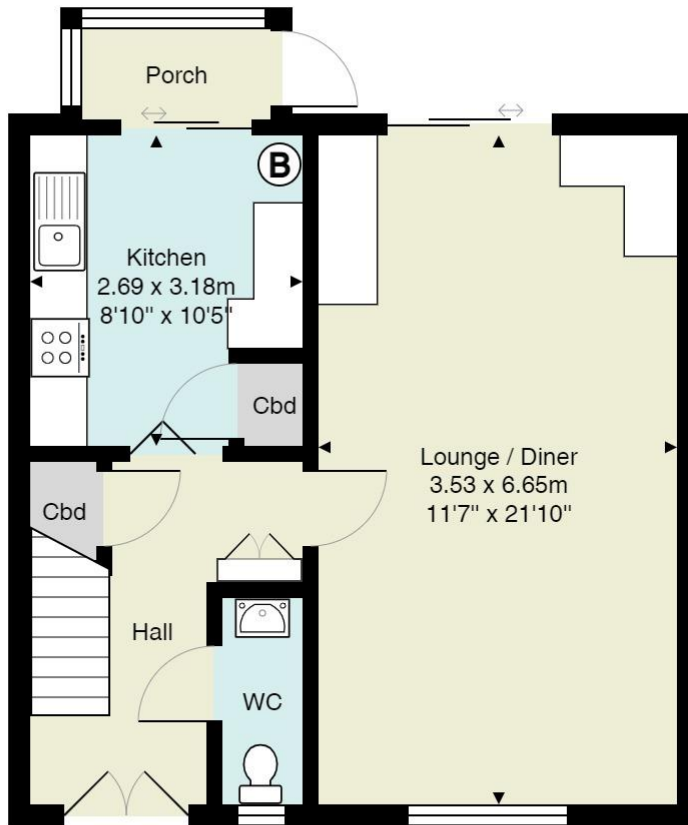
Having an up and over door, power and light. Kitchen base units have been fitted for storage.

DIRECTIONS

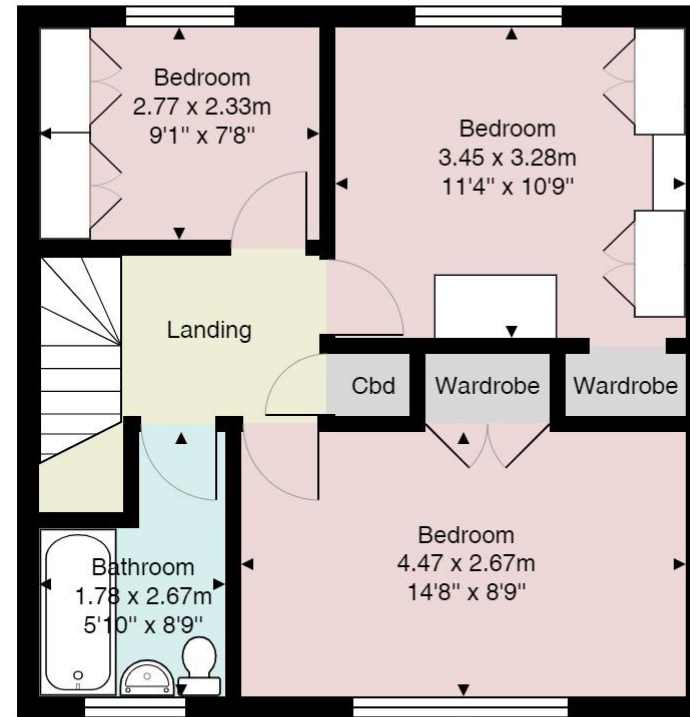
On foot from our office on Highgate, cross over the road and down Dr Mannings Yard (Yard 85). At the bottom turn right and cross over Dowkers Lane. At the junction with Waterside, the rear access and garage to 8 Kent Place are clearly marked. The front of the property can be accessed by following round Dowkers Lane with Kent Place being to the left hand side.

what3words///spared.easy.notice





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





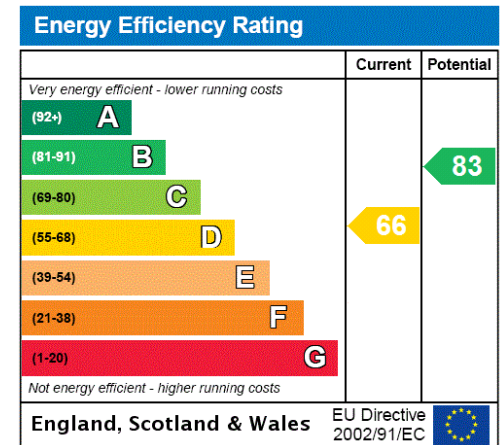
GENERAL INFORMATION

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



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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