



4 LITTLE AYNAM, KENDAL, LA9 7AH
£315,000

MILNE MOSER
SALES + LETTINGS

4 LITTLE AYNAM, KENDAL, LA9 7AH



OVERVIEW

With three double bedrooms, two reception rooms and a dining kitchen, this traditional semi-detached house is more than meets the eye and larger than expected. Some updating is required, however there is a lovely, homely feel throughout along with character and charm in abundance. Driveway parking is at the front plus a pretty garden, the rear garden being well planted with cottage style perennials and climbers.

Well located for the town centre, riverside walks and green space at Gooseholme, this family sized house has pleasant views towards the river at the front and Kendal Castle at the rear. Viewing is highly recommended and the property is available with no onward chain.

ACCOMMODATION

From the front garden and parking, the front door with pretty stained glass insert leads into a vestibule area, this has a practical tiled floor and a ceiling light. A further glazed door leads into the hallway.





HALLWAY

Stairs lead to the first floor and there is a ceiling light and radiator.

LOUNGE

12' 3" x 14' 7" (3.72m x 4.45m) into bow window

A lovely double glazed bow window with stained glass upper pane with pleasant views towards Gooseholme Bridge and Green. A further double glazed window to the side. Curved radiator, a ceiling light and white fire surround with marble inset and living flame gas fire.

DINING ROOM

12' 8" x 13' 3" (3.85m x 4.04m)

Double glazed windows face the side and rear aspects. Telephone point, a ceiling light and radiator.

KITCHEN/DINER

11' 4" x 15' 6" (3.45m x 4.73m)

Fitted with pine base and wall units, green worktops and tiled splashbacks. Stainless steel one and half bowl sink with drainer, a gas hob with canopy over and an electric double oven and grill. Space for a family dining table, a fridge freezer and plumbing for both a washing machine and dishwasher. Wall mounted Viessman boiler, a radiator and three ceiling lights.

COAT CUPBOARD AND WC

Adjoining the kitchen is a useful coat cupboard with shelving and a light. The WC has a light, WC and wash hand basin.

LANDING

Access to the loft and a glazed hatch providing natural light. Ceiling light, radiator and large shelved cupboard with a radiator and light.

BEDROOM

16' 1" x 14' 3" (4.90m x 4.35m) into bow window

A double glazed bow window overlooks the river and weir and has traditional stained glass upper panes. A generous double bedroom with a ceiling light and radiator.

BEDROOM

9' 9" x 13' 2" (2.98m x 4.01m)

Looking towards Kendal Castle at the rear, the second double bedroom has a double glazed window, radiator and ceiling light.



BEDROOM

11' 4" x 7' 11" (3.45m x 2.42m)

Also having a great view of Kendal Castle, the third bedroom is light and bright and has a radiator and ceiling light. Double glazed window.

BATHROOM

7' 10" x 8' 6" (2.39m x 2.58m) max

Frosted double glazed window to the side aspect. Fitted with a pale coloured five piece suite comprising bath, pedestal wash hand basin, a WC, bidet and shower cubicle. Tiling to the walls, a ceiling light, shaver point and a radiator.

EXTERNAL

The front garden is lawned with pretty flower borders edged with clipped evergreens. An angled tarmac driveway provides parking for a couple of vehicles and there a further area at the side with space for bins and recycling etc. External tap.

The rear garden has a central lawned path with cottage style borders, climbers, evergreen shrubs and a magnolia. There is a patio close to the house and a garden shed to stay.

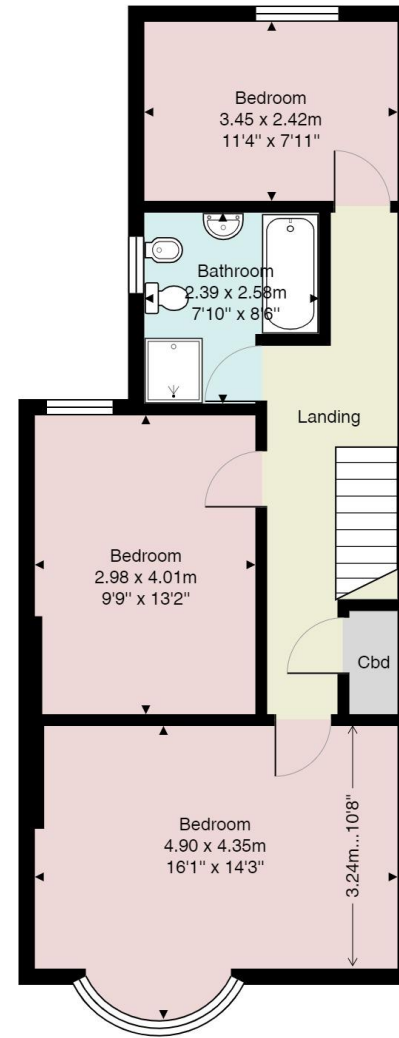
DIRECTIONS

From the beginning of Aynam Road, take the first left immediately after the bridge onto Bridge Street. Follow the road round past Gilkes' and then off to the left onto Little Aynam. The property is located to the right hand side.
what3words///robots.span.horses





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: D

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
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	59
(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:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE
Telephone. 01539 725 582
Fax. 01539 723 425
Email. kendalproperty@milnemoser.co.uk
Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,
Milnthorpe, Cumbria LA7 7QJ
Telephone. 015395 64600
Fax. 015395 63976
Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.