



3 GATEBECK COTTAGES, GATEBECK, KENDAL, LA8 0HR
£285,000

MILNE MOSER
SALES + LETTINGS

3 GATEBECK COTTAGES GATEBECK KENDAL LA8 0HR



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GARAGE &
PARKING

OVERVIEW

Having a deceptive external appearance, this three storey mid terraced house must be viewed to be appreciated. The current owners have reconfigured the first floor layout and updated and decorated throughout creating a wonderful home with modern neutral tones which blend well with period character and charm. There are two reception rooms on the ground floor plus a cottage style kitchen. The three double bedrooms are over the first and second floors with the generous master bedroom having an ensuite. A study/box room has been created - perfect for craft hobbies or working from home. At the rear is a terraced garden bordering fields and just a short distance along the road is a garage with parking to the front. Available with no onward chain. Gas central heating and double glazing (less porch window).

ACCOMMODATION

Approaching over the flagged front garden planted with evergreens and roses, a frosted glazed door leads into:

PORCH

Window to the side aspect, laminate flooring and a glazed door into the lounge.

LOUNGE

15' 3" x 12' 7" (4.66m x 3.84m)

A welcoming room with a log effect gas fired stove with wooden lintel above, exposed beams and continuing laminate flooring. Two wall lights, a ceiling light, radiator and telephone/broadband socket. Glazed double doors lead to the dining room.





DINING ROOM

15' 4" x 7' 10" (4.69m x 2.40m)

A double glazed window to the rear aspect. Stairs lead to the first floor and there is a ceiling light and radiator. The neutral decor and laminate flooring continues through.

KITCHEN

8' 8" x 9' 3" (2.63m x 2.82m)

UPVC double glazed window to the side aspect. Fitted with cream shaker style base and wall units, wood block worktops, tiled splashbacks and a butler sink. Electric cooker with oven and grill and a hood above, integrated fridge, freezer and a washing machine. There is a plinth heater, under unit lighting, a ceiling light and door leading to the rear patio.

FIRST FLOOR LANDING

The stairs continue to the second floor and there is both a ceiling light and wall light.

BEDROOM

15' 5" x 13' 1" (4.70m x 3.99m) max

A generous bedroom with a radiator, ceiling light and two wall lights. Open fronted wardrobes run the length of one wall with internal rails and shelving and the Vaillant boiler. A double glazed window faces the front aspect.

ENSUITE

4' 7" x 7' 4" (1.40m x 2.23m)

A modern and stylish ensuite fitted with a walk in cubicle with both a fixed head and riser spray, a vanity wash basin and WC. There are downlights, a radiator, extractor and aquaboard panelling to the shower cubicle. Please note the water and waste is pumped into the main system via a Saniflo.

STUDY/BOX ROOM

4' 8" x 7' 8" (1.43m x 2.33m)

A double glazed window faces the rear aspect and there is a ceiling light and radiator.

SECOND FLOOR LANDING

A double glazed window on the stairwell plus two ceiling lights. Access to the loft and a built in shelved cupboard. PIV ceiling unit.

BEDROOM

8' 0" x 12' 9" (2.44m x 3.89m)



Within the dormer, the second double bedroom has a pleasant outlook over the top of the light industrial units towards fields and trees. Ceiling light, a double glazed window and radiator.

BEDROOM

7' 1" x 15' 4" (2.17m x 4.68m)

Another good sized bedroom also within the dormer and facing the front aspect. Ceiling light, radiator and a double glazed window.

BATHROOM

10' 4" x 5' 4" (3.14m x 1.64m)

Frosted double glazed window facing the rear elevation. Bath with shower above, a traditional style mixer and a glass screen, a WC and vanity wash hand basin. Contemporary metro style tiling above the bath and WC, an extractor, radiator and a ceiling light.

EXTERNAL

To the front of the property is pretty forecourt garden with space for a bench. At the rear is an enclosed patio adjacent to the kitchen door with steps leading up to a terraced garden. Rockery style borders edge the steps and there is a level upper area with raised beds, seating and gravelled areas. The garden borders open fields. A gate at the side provides access for number 3 only across neighbouring properties for garden waste etc.

GARAGE

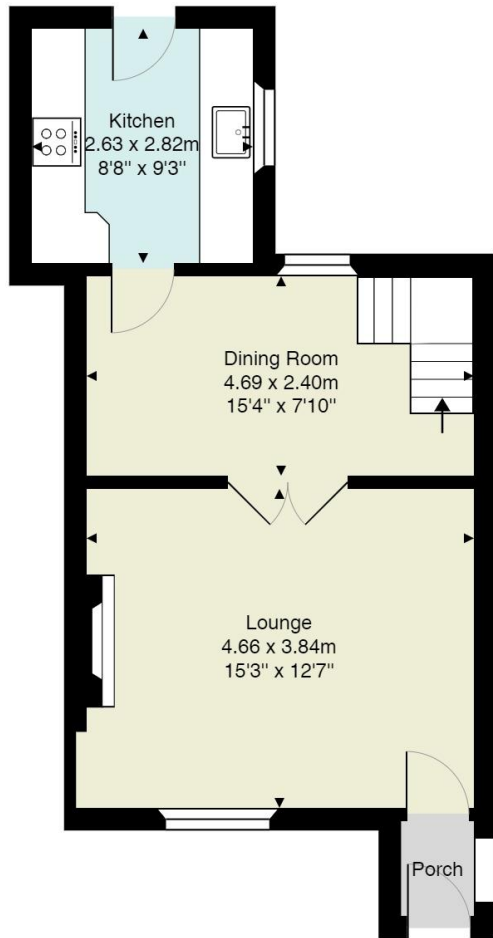
9' 7" x 19' 4" (2.92m x 5.89m)

Located just a short distance along the road, the garage has an up and over door, shelving and frosted window. There is parking to the front. The garage is the middle of the three - the shared septic tank is located to the left hand side of the garages to the gravelled area.

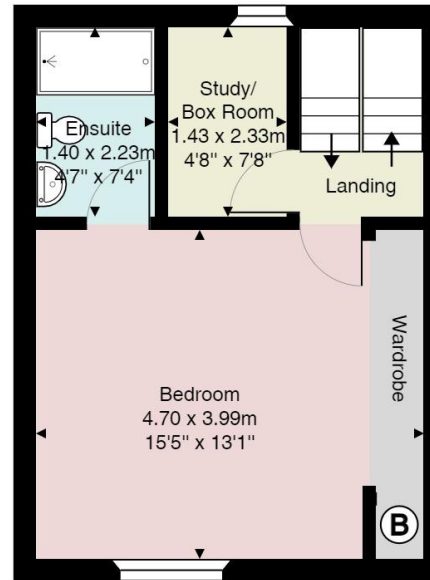
DIRECTIONS

Leave Kendal on A65, Burton Road, passing Asda and Westmorland General Hospital. Continue through Barber Green and on reaching Summerlands, turn left onto Gatebeck Lane. Continue to the bottom, turning left at the crossroads. The property is located to the right hand side just prior to the light industrial park. what3words:///disbelief.mascot.offer

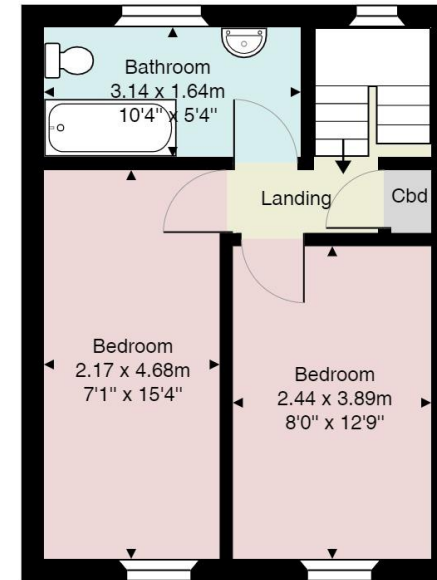




Ground Floor



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 and Electric. Drainage via shared septic tank. The septic tank was replaced in 2022 and has a power supply and treatment works

Tenure: Freehold.

Council Tax Band: C

EPC Grading: E

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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	46
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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