



12 LIMESTONE ROAD, KENDAL, CUMBRIA, LA9 5FQ
£114,750 43% of Full Market Value

MILNE MOSER
SALES + LETTINGS

12 LIMESTONE ROAD
KENDAL
CUMBRIA
LA9 5FQ



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PARKING

OVERVIEW

Located on the desirable Ghyll Manor development on the fringes of Kendal, this two bedroom semi-detached home is a perfect first time buy. Available on an affordable shared ownership scheme, the property offers good sized bedrooms along with modern and stylish fitments. The lounge diner has access to the garden and there is a sleek kitchen fitted with grey handle-less units. The ground floor WC is a real bonus. One the first floor are two double bedrooms plus a modern bathroom. The enclosed garden is grassed and offers scope for further landscaping and there is off road parking at the front.

Available to purchase at 45% of the Full Market Value, a monthly rent is payable and there is eligibility criteria.

ACCOMMODATION

Approaching over the front parking area, a glazed door leads into:

HALLWAY

A good sized hallway with two ceiling light and a radiator. Stairs lead to the first floor.

WC

Frosted UPVC double glazed window to the front aspect. Fitted with a WC and wash hand basin, downlight and an extractor. Radiator.





KITCHEN

7' 0" x 10' 7" (2.14m x 3.22m)

UPVC double glazed window to the front elevation. Fitted with grey slab fronted handle-less base and wall units, marble effect worktops and a stainless steel sink with drainer. Electric hob with canopy over, an electric oven and plumbing for a washing machine. Radiator, downlights and space for a fridge freezer.

LOUNGE DINER

15' 1" x 14' 9" (4.59m x 4.49m)

A good sized room easily accommodating both lounge and dining suites. A double glazed door leads to the rear garden and there is a UPVC double glazed window. Two ceiling lights, two radiators and TV/HDMI/Telephone points. A cupboard under the stairs provides all important storage and has broadband router connections and power.

LANDING

Having access to the loft and a ceiling light. Oak banister and painted white balustrade.

BEDROOM

15' 1" x 9' 9" (4.59m x 2.97m)

UPVC double glazed window to the rear aspect. Radiator, ceiling light and television point.

BEDROOM

15' 1" x 8' 1" (4.59m x 8' 1" (4.59m x 2.46m) max

The second double bedroom faces the front aspect and part view towards. There is a ceiling light, radiator, television point and UPVC double glazed window. The built in cupboard houses the Worcester boiler and consumer unit.



BATHROOM

6' 2" x 7' 0" (1.89m x 2.14m)

The modern white suite comprises at bath with both fixed head and riser above plus a glass screen, a wash hand basin and WC. Chrome heated towel rail, downlights to the ceiling and an extractor. Contemporary tiling to the walls.

EXTERNAL

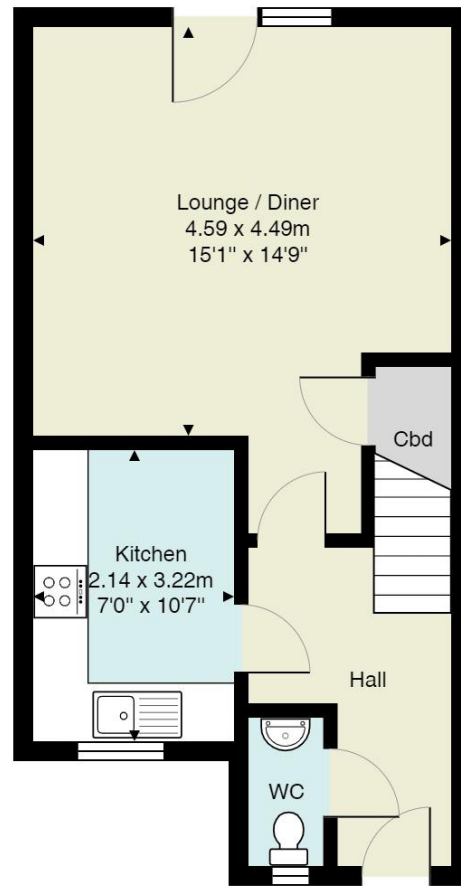
To the front of the property is a block paved parking area. Shared with next door, each property has one and a half parking spaces. External light and tap. A flagged path at the side provides space for bins and recycling and access to the rear garden. Fully enclosed by fencing and walling the rear garden is grassed and offers scope for further landscaping. There is a small patio adjacent to the house, and an external light.

DIRECTIONS

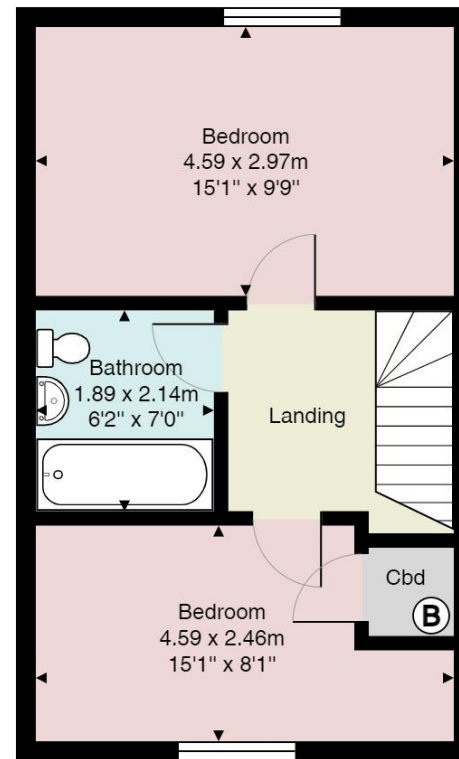
Leaving Kendal on Greenside, continue to the brow of the hill and onto Underbarrow Road. Turn left into the new Oakmere Homes development and Marble Crescent. Turn left again onto Limestone Road with the property being located to a small cul de sac on the right.

what3words///bland.hobby.water





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

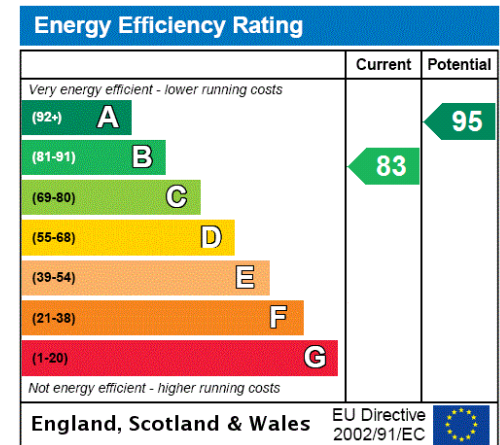




GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Leasehold - balance Of 124 years from 2021. Available on an Affordable Shared Ownership scheme at 43% of the full market value. Staircasing/purchase of additional shares is available to own 100% and the freehold. Eligibility criteria for buyers applies, please ask for full details. A monthly rent of £324 is payable to the housing association along with a monthly management fee. Council Tax Band: C

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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