



14 WESTGATE, KENDAL, CUMBRIA, LA9 6HX
£250,000

MILNE MOSER
SALES + LETTINGS

14 WESTGATE, KENDAL, CUMBRIA, LA9 6HX



3



1



1



PARKING

Bay window semi-detached house in cul de sac location. Views to rear over town. Three bedrooms, generous family dining kitchen, lounge and modern shower room. Updated in recent years, GCH and UPVC DG. Off road parking and enclosed garden.

OVERVIEW

Having been reconfigured at the rear creating a generous dining kitchen, this semi-detached house is a perfect family home and has been updated in recent years. Located in a cul de sac and within walking distance of amenities, the property has a bay windowed lounge, three bedrooms and a modern stylish shower room. The ground floor has underfloor heating running throughout and there is gas central heating and UPVC double glazing. Off road parking for two cars at the front and there is an enclosed rear garden plus a further area ready for the next owners to create their own space. There are views at the rear across rooftops towards distant hills.

ACCOMMODATION

Approaching across the driveway, block paving continues to the side to the UPVC double glazed door and into:

HALL





Stairs with low level lighting lead to the first floor and there is storage space beneath. Downlights, two UPVC double glazed windows and part glazed doors leading to the kitchen diner and lounge. Under floor heating.

LOUNGE

14' 10" x 11' 5" (4.52m x 3.47m) into bay
UPVC double glazed bay window faces the front aspect. Under floor heating, downlights and concealed wiring for a ceiling speaker if required. Recess for a fire (gas pipe still in situ) and slate style tiled hearth.

FAMILY KITCHEN DINER

14' 10" x 17' 8" (4.52m x 5.38m)
Combining the dining room and kitchen into one room has created a fantastic family dining space. Fitted with beech style base and wall units with dark marble effect worktops and a one and a half bowl sink with drainer. Five burner gas hob with canopy above, an electric double oven and an integrated microwave. There is plumbing for both a dishwasher and washing machine, a wall mounted Vaillant boiler and UPVC double glazed window face the rear and side elevations. There is under floor heating, speakers tot eh ceiling, downlights and wood effect flooring. A UPVC double glazed door leads to the rear garden.

LANDING

Glazed hatch to the loft and a ceiling light.

BEDROOM

14' 8" x 11' 11" (4.48m x 3.63m) into bay
UPVC double glazed bay window to the front aspect fitted with a window seat/storage. A good sized double bedroom with open fronted wardrobes/storage fitted with drawer units and shelving. Two wall lights, a ceiling light and radiator concealed within the window seat/storage.

BEDROOM

7' 3" x 11' 0" (2.21m x 3.35m) max
UPVC double glazed window with lovely view over town to the rear. Radiator, downlights and a cupboard housing the hot water cylinder.

BEDROOM

7' 3" x 10' 11" (2.20m x 3.32m) max
Also facing the rear and having the view, the third bedroom is of a similar size and has downlights and a radiator.

SHOWER ROOM

5' 2" x 5' 8" (1.57m x 1.73m)
Frosted UPVC double glazed window to the side aspect. Fully tiled and fitted with a quadrant shower cubicle, a vanity hand basin and a WC. Downlights and easy to maintain cladding plus there is a chrome heated towel rail and an extractor.

EXTERNAL

To the front is a block paved parking area with space for two cars, the block paving continues to the side and a gate leads into the rear garden. Laid with artificial grass for ease, the rear garden is enclosed and there is an external light and tap. A further banked area at the rear leads down towards the beck and requires landscaping/terracing in order to be used.

DIRECTIONS

Leaving Kendal on Castle Street, continue under the railway bridge and onto Sedbergh Road. Turn left onto Sandylands Road and then left again onto Sandgate. Follow to the end, bearing left onto Westgate. The property is located towards the end of the cul de sac to the right hand side.
what3words:///frame.slap.tower

GENERAL INFORMATION

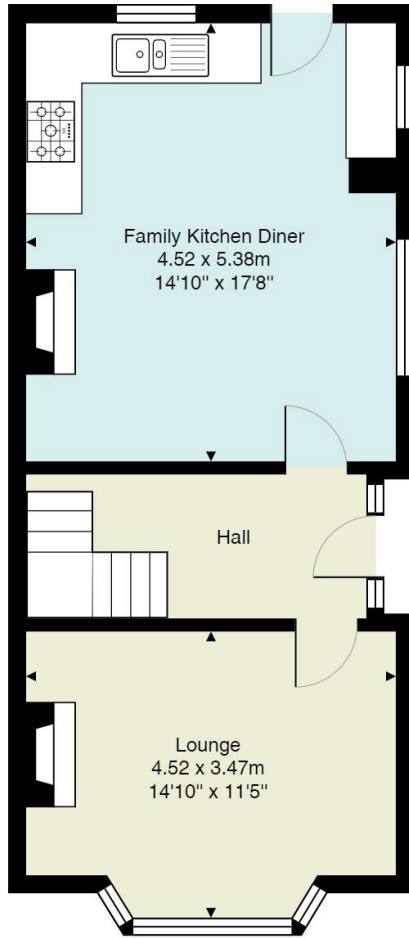
Services: Mains Water, Gas, Electric and Drainage. Solar panels are fitted to the roof.

Tenure: Freehold

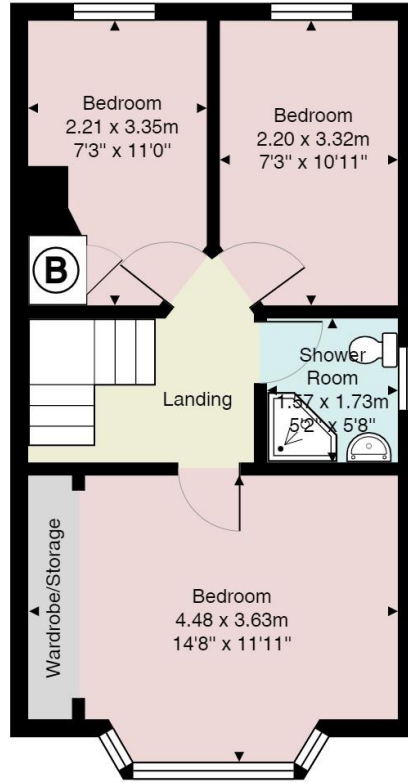
Council Tax Band: C

EPC Grading: C





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

EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





DIRECTIONS



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.