



56 RYDAL ROAD, KENDAL, CUMBRIA, LA9 6LB  
**£230,000**

**MILNE MOSER**  
SALES + LETTINGS

56 RYDAL ROAD  
KENDAL  
CUMBRIA  
LA9 6LB



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#### OVERVIEW

Perfect for first time buyers or young families, this traditional three bedroom end terraced house has a good sized plot and space to grow. The accommodation is over two floors with a lounge diner and kitchen to the ground floor plus a generous conservatory leading to the garden. There are three bedrooms and a family bathroom to the first floor. Externally, garden spaces wrap around three sides of the property - with plenty of room for play, entertaining and produce. Located to the corner of a cul de sac set back off Rydal Road, the property is well positioned for local amenities, primary school, shop, fish and chip shop and countryside walks. Gas central heating and UPVC double glazing.

#### ACCOMMODATION

From the cul de sac, a gated path leads to the UPVC double glazed door and into:

#### HALL

5' 9" x 9' 11" (1.75m x 3.01m)

Stairs lead to the first floor and there is a ceiling light and a radiator. A half glazed door allows light in from the lounge and there is storage under the stairs.

#### LOUNGE DINER

12' 7"/9' 8" x 21' 5"/11' 11" (3.85m/2.95m x 6.52m/3.63m)

A good sized L shaped room with a UPVC double glazed window to the front and double doors to the conservatory. There is a view across the green at the front towards hills. White fire surround with a cream inset and electric fire, two radiators and two ceiling lights.





#### KITCHEN

8' 9" x 11' 0" (2.67m x 3.35m)

Internal UPVC window to the conservatory and a frosted UPVC double glazed external door. Fitted with white gloss base and wall units, co-ordinating worktops and contemporary splashbacks. Gas hob with canopy above and an electric oven. Stainless steel one and half bowl sink with drainer, space for a fridge freezer and plumbing for both a washing machine and dishwasher. The Worcester boiler is concealed in a cupboard and there is a radiator and downlights.

#### CONSERVATORY

15' 4" x 9' 8" (4.67m x 2.95m)

UPVC double glazed to three sides, double external doors and a polycarbonate roof. There is a lovely aspect over the corner plot garden, a radiator and wall light.

#### LANDING

UPVC double glazed window to the side aspect and a ceiling light. Access to the boarded loft via drop down ladder. The loft has a light.

#### BEDROOM

9' 11" x 11' 11" (3.02m x 3.63m) max

UPVC double glazed window to the front aspect with pleasant outlook towards fields and hills. Built-in triple wardrobe with sliding doors, open alcove shelving, a ceiling light and radiator.

#### BEDROOM

10' 10" x 9' 3" (3.31m x 2.83m)

Having an outlook over gardens at the rear, the second double bedroom has a ceiling light, radiator and UPVC double glazed window.

#### BEDROOM

8' 8" x 7' 10" (2.63m x 2.38m) max

Facing the front and also enjoying the view, the third bedroom has a radiator, ceiling light and UPVC double glazed window.

#### BATHROOM

7' 6" x 5' 5" (2.29m x 1.64m)

Frosted UPVC double glazed window to the rear aspect and further frosted UPVC double glazed window to the side. Fitted with a bath with shower above and screen, a pedestal wash hand basin and WC. The bathroom is fully tiled and has a radiator, downlights, inset wall mirror and an extractor.



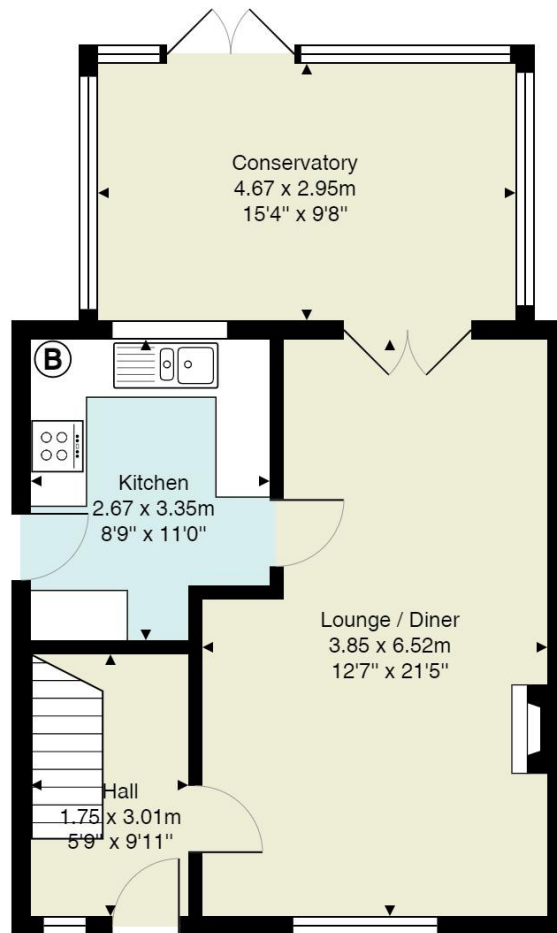
#### EXTERNAL

Being a corner plot, the property has garden spaces to three sides. The front garden is angled with grass and a path leading to the front door plus a gravelled seating area set off to the side. A gate leads into the side and rear gardens. Perfect for pets and children, the rear garden has areas of lawn, a deck by the conservatory and a brick built barbecue - perfect for entertaining. A veg patch is set off to one side with raised beds, apple trees and fruit canes. There are two garden sheds to stay and block built outhouse - all with power. External lighting and tap.

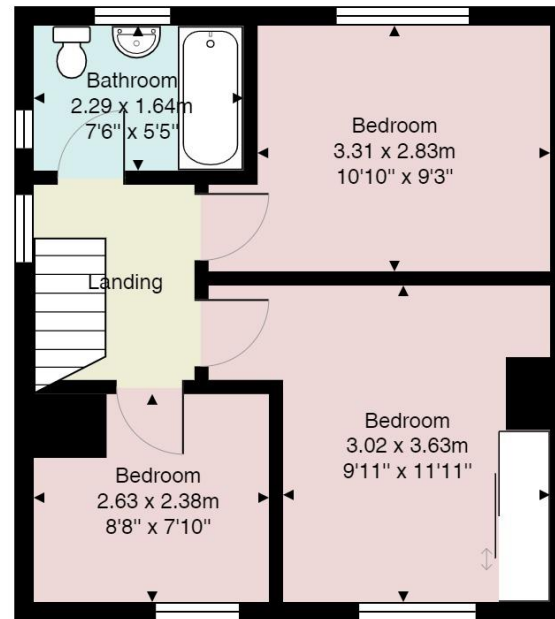
#### DIRECTIONS

Leaving Kendal on Castle Road, continue under the railway bridge onto Sedbergh Road and then turn left onto Sandylands Road. Turn right on Peat Lane following up the hill towards the top. Rydal Road is on the left hand side. Number 56 in the corner of the first cul de sac to the left hand side.  
what3words///flags.pots.globe





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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

| Energy Efficiency Rating                           |          |  |
|--|----------|--|
|  | Current  | Potential  |
| <i>Very energy efficient - lower running costs</i> |          |  |
| (92-)  | <b>A</b> |  |
| (81-91)  | <b>B</b> |  |
| (69-80)  | <b>C</b> | <b>80</b>  |
| (55-68)  | <b>D</b> | <b>65</b>  |
| (39-54)  | <b>E</b> |  |
| (21-38)  | <b>F</b> |  |
| (1-20)   | <b>G</b> |  |
| <i>Not energy efficient - higher running costs</i> |          |  |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC  |



**ARRANGE A VIEWING**

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