



36 GREENSIDE, KENDAL, CUMBRIA, LA9 4LD  
**£280,000**

**MILNE MOSER**  
SALES + LETTINGS



36 GREENSIDE  
KENDAL  
CUMBRIA  
LA9 4LD



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#### OVERVIEW

With views across green space, countryside and woodland walks close by and the town centre easily accessible, this traditional end terraced house really has the best of both worlds. Larger than expected, the property has two ground floor reception rooms, a kitchen and a useful covered courtyard space. The first floor has two bedrooms - one with lovely views, and a bathroom. The loft has been developed creating more space. Gas centrally heated, double glazed (less one window) and neutrally decorated. Some cosmetic updating is required, however this is a fantastic opportunity to create a stylish home in a desirable location.

#### ACCOMMODATION

From the pretty forecourt, a wooden front door leads into:

#### LOUNGE

13' 1" x 11' 11" (3.98m x 3.62m)

A lovely light room with a double glazed window overlooking the green space at the front. Cast metal fire surround with polished hearth and grate for an open fire. Shelled alcove cupboard, a radiator and ceiling light.

#### DINING ROOM

13' 3" x 9' 11" (4.03m x 3.01m)

A double glazed window to the side aspect and a UPVC double glazed window facing into the covered courtyard. Recessed woodburner, shelving, a radiator and ceiling light. Enclosed stairs lead to the first floor and there is a understairs store with stone slab, bi fold doors and a feature stained glass panel.







#### KITCHEN

5' 10" x 13' 3" (1.77m x 4.05m)

A frosted double glazed window to the side elevation plus a smaller window facing into the covered courtyard. Fitted with cream gloss base and wall units, solid wood block worktops and a one and a half bowl sink with drainer. Gas hob with canopy above, an electric oven, plumbing for a washing machine and space for a fridge freezer. Breakfast bar, a radiator and downlights to the ceiling. Wall mounted Ideal boiler.

#### FIRST FLOOR LANDING

UPVC double glazed window to the side aspect. Enclosed stairs lead to the developed loft and there are two ceiling lights and a radiator.

#### BEDROOM

13' 1" x 12' 1" (3.98m x 3.67m)

A double glazed window overlooks the green space at the front. Radiator and a ceiling light.

#### BEDROOM

5' 9" x 13' 3" (1.74m x 4.05m)

Located to the rear of the house, the second bedroom has a UPVC double glazed window, a radiator and a ceiling light. Built in double cupboard with power.

#### BATHROOM

9' 11" x 7' 4" (3.02m x 2.24m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a bath with shower above, a pedestal wash hand basin and a concealed cistern WC. Exposed wide floorboards, a radiator, ceiling light, shelving and white tiles to the walls.



#### DEVELOPED LOFT

13' 2" x 12' 7" (4.02m x 3.83m)

Having two ceiling lights, a Velux rooflight and a radiator. There is access to eaves storage.



#### EXTERNAL

At the front of the house is a pretty gravelled forecourt, climbing rose and hydrangea enclosed by traditional walling. The covered rear courtyard is flagged and there are useful shelves and a gate/door to the rear access.

#### DIRECTIONS

From the town hall, proceed up Allhallows Lane and round the bend onto Beast Banks. Continue past The Rifleman's Arms onto Greenside. The property is located to the right hand side on the corner of Bank Street.

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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. Located with Kendal's Conservation Area

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>44</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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:

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