



18 GRASMERE CRESCENT, KENDAL, CUMBRIA, LA9 6LP  
**£230,000**

**MILNE MOSER**  
SALES + LETTINGS



18 GRASMERE CRESCENT  
KENDAL  
CUMBRIA  
LA9 6LP



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OVERVIEW

Offering excellent potential, this three bedroom semi-detached house has a pleasant location set back from the road and is an ideal first time or young family buy. To the ground floor is a semi open plan lounge and dining area, a conservatory has been added at the rear and there is a kitchen. Two of the three bedrooms are doubles and there is a bathroom and separate WC. Externally, there are gardens to the front and rear plus a block built outhouse/shed. Available with no onward chain and well positioned for the local amenities including schools, shops, post office and play ground.

ACCOMMODATION

A path leads across the communal green space at the front with a private gate and path leading to the part double glazed front door.

HALL

Stairs lead to the first floor and there is hanging space for coats. Radiator and a ceiling light.

LOUNGE

13' 9" x 14' 9" (4.18m x 4.51m)

A UPVC double glazed window faces the front aspect with lovely view across the green towards hills and countryside. The gas fire has a wooden surround and Baxi back boiler and there is a ceiling light and radiator. Open access to the dining room - ideal for families and entertaining.







#### DINING ROOM

8' 10" x 8' 6" (2.68m x 2.60m)

Sliding doors lead to the conservatory and there is a ceiling light and radiator.

#### CONSERVATORY

8' 0" x 7' 5" (2.43m x 2.25m)

UPVC double glazed to three sides, the conservatory has a pleasant outlook over the garden, a polycarbonate roof and power.

#### KITCHEN

7' 9" x 8' 6" (2.37m x 2.60m)

Fitted with traditional wood effect base and wall units, a ceramic sink and drainer unit and wood effect worktops. Tiled splashbacks, a ceiling light and built in slimline cupboard. Space for a gas cooker and an undercounter fridge. A UPVC double glazed door leads to the rear garden and there is a UPVC double glazed window.

#### LANDING

Access to the loft and a ceiling light.

#### BEDROOM

10' 5" x 12' 8" (3.17m x 3.86m)

Having a lovely view across the green towards countryside, this good sized double bedroom has a built-in cylinder cupboard, a ceiling light and radiator. UPVC double glazed window.

#### BEDROOM

10' 6" x 10' 10" (3.20m x 3.30m)

Looking towards trees at the rear, the second double bedroom has a UPVC double glazed window, ceiling light and radiator.

#### BEDROOM

6' 5" x 9' 9" (1.96m x 2.97m) max

UPVC double glazed window having the lovely countryside view. Ceiling light, a radiator and built-in platform over the stairs.

#### BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m)

Frosted UPVC double glazed window to the rear aspect. Fitted with a pink shaded two piece suite comprising a bath with shower above and a pedestal wash hand basin. The walls are fully tiled and there is a ceiling light and radiator.





#### WC

2' 5" x 5' 5" (.73m x 1.65m)

Frosted UPVC double glazed window to the rear elevation. WC and a ceiling light.

#### EXTERNAL

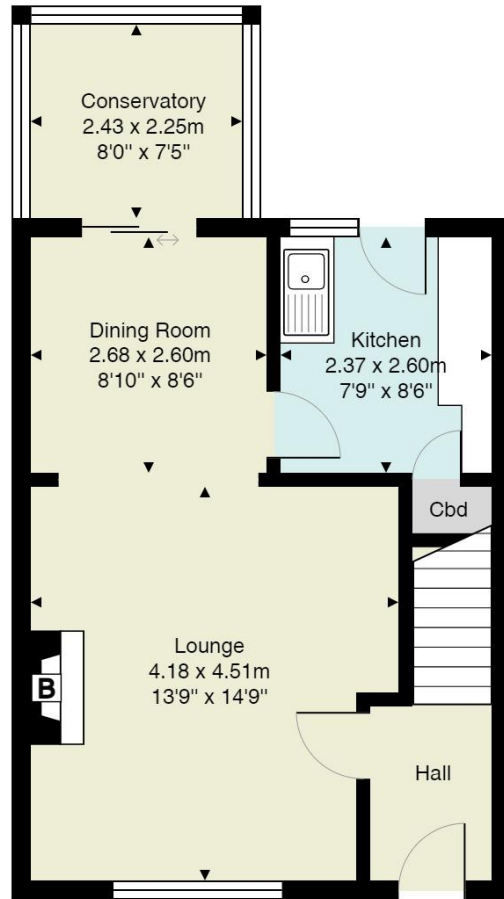
The lawned front garden is enclosed by hedging and low walls and an offset gate and path at the side leads to the rear garden. Gently sloping, the rear garden is lushly planted with evergreens and clipped hedges. A lawn provides space for play and there is a patio adjacent to the house and conservatory. The greenhouse is included and the block built outhouse (5' 0" x 10' 0" approximately) provides vital storage for garden and DIY tools.

#### DIRECTIONS

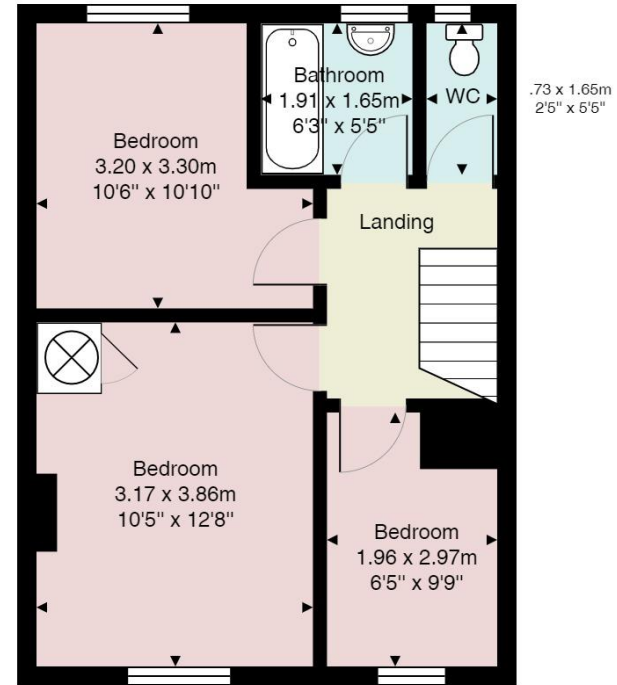
Leaving Kendal on Castle Street, continue under the railway onto Sedbergh Road. Turn left onto Sandylands Road and then left again towards Peat Lane. Continue up the hill, turning right onto Grasmere Crescent. The property is located to the right hand side with the green space to the front.

[what3words:///puff.daily.draw](http://what3words:///puff.daily.draw)





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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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**

To arrange your viewing contact our Kendal Team:

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