



27 PARK STREET, KENDAL, CUMBRIA, LA9 5QP
£225,000

MILNE MOSER
SALES + LETTINGS

27 PARK STREET
KENDAL
CUMBRIA
LA9 5QP



2



2



1

OVERVIEW

Within walking distance of the town centre and close to riverside walks, primary and secondary schools and Kendal Leisure Centre, this two bedroom mid terraced house is perfect for buyers looking to update and modernise. The accommodation is over two floors and has a traditional layout comprising two reception spaces both with characterful exposed stonework chimney breasts, a kitchen with integrated appliances plus two bedrooms and a bathroom to the first floor. At the rear is a good sized patio/yard space, perfect for outdoor dining with room for pots and furniture. The property is gas centrally heated and part UPVC double glazed.

Redecoration and updating is required, however, this is the ideal opportunity to personalise and create a lovely home with character and charm. Ideal for first time buyers, those wishing to downsize and rental investors. No onward chain.

ACCOMMODATION

From Park Street, a UPVC door with double glazed inserts leads into:

ENTRANCE HALL

Having retained features, the hallway has a radiator, ceiling light and stripped wooden flooring into the dining room and lounge. Stairs lead to the first floor.





LOUNGE

11' 4" x 11' 0" (3.46m x 3.34m)

A UPVC double glazed window faces the front elevation and there is a feature exposed stonework chimney breast and alcoves. Tall cupboard housing the gas meter, two wall lights, a ceiling light and radiator.

DINING ROOM

14' 4" x 11' 3" (4.36m x 3.42m) max

A good sized room with a sash window facing into the patio/yard. Morso wood burner set within an exposed stone work chimney breast. Ceiling light, a radiator and Open Reach socket. The built in cupboard under the stairs provides excellent storage and has light and power.

KITCHEN

6' 1" x 14' 7" (1.86m x 4.45m)

Having access to the patio/yard, the kitchen is fitted with beech style base and wall units, marble effect worktops, tiled splashbacks and a stainless steel sink with drainer. There is a corner electric hob with hood above, an electric undercounter double oven, integrated dishwasher and fridge freezer. A Velux rooflight provides additional natural light and there is a ceiling light. UPVC double glazed window.

LANDING

Access to the loft, a ceiling light and attractive stripped doors to the two bedrooms and bathroom.

BEDROOM

13' 10" x 11' 0" (4.21m x 3.34m)

Two sash window face onto Park Street. A generous double bedroom a ceiling light, radiator and laminate flooring. Traditional fireplace with grate and stone hearth. Built in cupboard over the stairs with secondary loft access, hanging rail and light.

BEDROOM

6' 9" x 11' 4" (2.07m x 3.45m)

Sash window to the rear aspect. Radiator, ceiling light and cupboard concealing the Ideal boiler.



BATHROOM

6' 7" x 8' 7" (2.00m x 2.62m)

Frosted sash window to the rear elevation. Fitted with a pedestal wash hand basin, WC and bath with shower above. Mirrored wall cabinet, a radiator, ceiling light and tiling to the walls. Large built in cupboard.

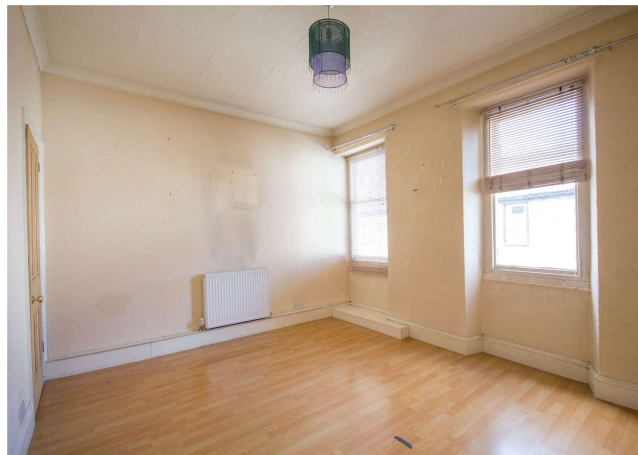
EXTERNAL

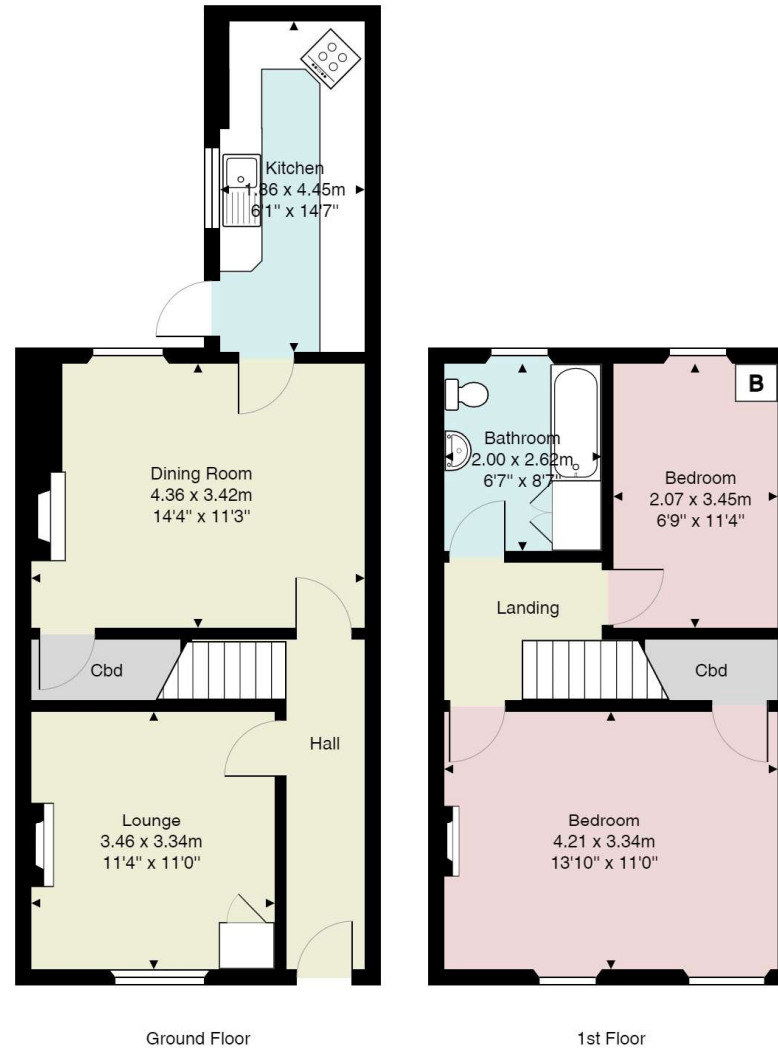
To the rear of the property is an enclosed patio/yard space. Over two levels, there are areas laid with slate chipping, perfect for furniture and pots and a flagged space close to the house. There is an external light and gate to the rear access lane.

DIRECTIONS

Leaving Kendal on Milnthorpe Road, turn left at the traffic lights onto Romney Road. Turn left again onto Park Street (one way) and the property is located approximately half down to the right hand side.

what3words:///drops.lasted.path





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. FTTP Broadband

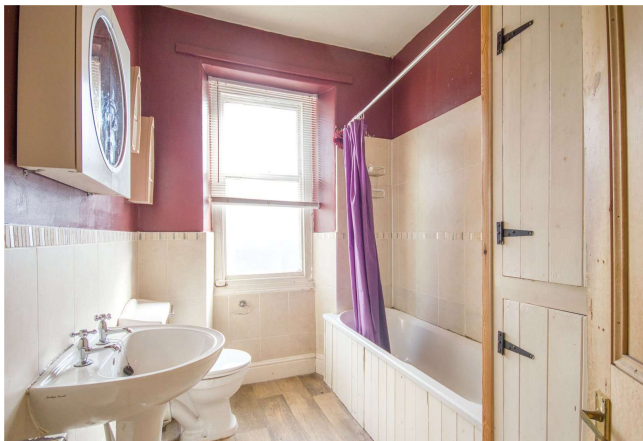
Tenure: Freehold

Council Tax Band: C

EPC Grading: D

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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