



14 ROMNEY ROAD, KENDAL, CUMBRIA, LA9 5QR  
**£230,000**

**MILNE MOSER**  
SALES + LETTINGS



14 ROMNEY ROAD,  
KENDAL  
CUMBRIA  
LA9 5QR



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#### OVERVIEW

Within walking distance of the town centre, riverside walks, leisure centre and open green spaces, this traditional mid terraced house is ideal for buyers looking to personalise and update. There are two reception rooms - both with character features plus a galley kitchen to the rear. On the first floor are two bedrooms - one a generous double with built in cupboard and a bathroom. Externally, the rear yard is planted with shrubs and evergreens and is ideal for entertaining and outdoor dining. Available with no onward chain, the property has gas central heating and UPVC double glazed windows.

#### ACCOMMODATION

Approaching over the forecourt, a part glazed traditional front door leads into:

#### HALL

Having exposed floorboards running through into the lounge and dining room, the hallway has period cornicing, coving and coats hooks. There are three ceiling lights, a radiator and stairs to the first floor.

#### LOUNGE

11' 6" x 14' 9" (3.51m x 4.49m) max and into bay UPVC double glazed bay window to the front aspect. White fire surround with cast metal inset and a tiled plinth. Ceiling light and a radiator.







#### DINING ROOM

14' 1" x 11' 3" (4.29m x 3.42m) max

Overlooking the rear courtyard, the dining room has a painted fire surround with Art Nouveau inspired inset tiles and recess for an open fire. Traditional alcove cupboard plus a walk in under stair cupboard with a light. Ceiling light and a radiator.

#### KITCHEN

6' 10" x 14' 9" (2.07m x 4.51m)

UPVC double glazed windows to the side aspect. Fitted with white base units, contemporary wall cabinets and grey worktops. There is a stainless steel one and half bowl sink with drainer, tiled splashbacks and a six burner gas range cooker with double canopy above. Plumbing for both a dishwasher and washing machine and space for a fridge freezer. Wall mounted Worcester boiler, ceiling lights and downlights and a plinth heater. Rooflight and external door.

#### LANDING

Painted stairs lead to the first floor and there is a glazed loft hatch allowing natural light in from the roof skylight. Two ceiling lights.

#### BEDROOM

14' 0" x 11' 0" (4.27m x 3.36m)

Two UPVC double glazed windows face the front aspect and have a pleasant outlook along Park Street towards distant hills. Two radiators, a ceiling light and generous over stair cupboard with light and hanging rail.

#### BEDROOM

8' 3" x 11' 5" (2.51m x 3.47m)

UPVC double glazed window looking towards Wattsfield Playing Field to the rear. Ceiling light and a radiator.

#### BATHROOM

5' 5" x 8' 5" (1.65m x 2.56m)

Fitted with a bath with mixer attachment and screen, a concealed cistern WC and vanity basin. A feature glass brick inert allows light into the landing and there are downlights, two ceiling lights and an anthracite heated towel rail. A frosted UPVC double glazed window faces the rear elevation.





#### EXTERNAL

At the front of the property is a fore courted space with period rope style edging stones and evergreens for privacy. The flagged rear yard is also planted with evergreens and shrubs for year round interest and there is a pergola ideal for outdoor dining and entertaining. Shed with potting bench. A gate leads to the rear access lane.

#### DIRECTIONS

Leaving Kendal on Milnthorpe Road, A6, turn left at the traffic lights by the college onto Romney Road. The property is located to the right hand side just prior to Howard Street.  
[what3words:///mobile.exile.train](http://what3words:///mobile.exile.train)





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









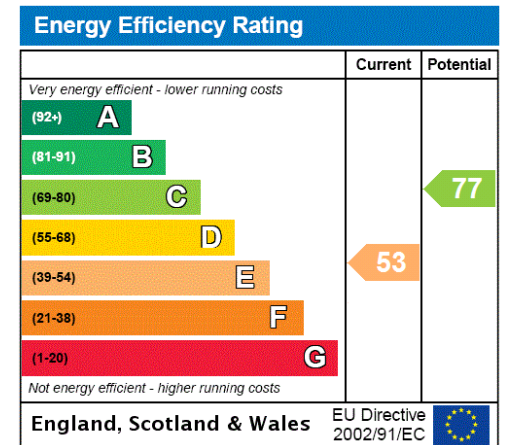
#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: 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)



#### ARRANGE A VIEWING

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