



6 KIRKBARROW LANE, KENDAL, CUMBRIA, LA9 5DF
£230,000

MILNE MOSER
SALES + LETTINGS

6 KIRKBARROW LANE
KENDAL
CUMBRIA
LA9 5DF



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OVERVIEW

Having a deceptive external appearance, this characterful three storey conversion property really must be viewed to be appreciated. The versatile layout will suit a range of buyers - families will love the two reception spaces, the good sized bedrooms and proximity of a playground whilst first time buyers will find the location close to town and the potential to create a wonderful home just ideal. On the lower entry level is a dining room or snug plus a kitchen, laundry and a shower room. The middle/1st floor has a bright lounge with access to a patio plus a double bedroom. Moving to the top floor is the main bathroom plus two further bedrooms. The external space is low maintenance and the property has gas central heating and double glazing.

ACCOMMODATION

The property is accessed via a block paved front garden and glazed door.

DINING ROOM

11' 11" x 9' 0" (3.62m x 2.75m)

A characterful entrance to the property with exposed beams, open access to the kitchen and stone stairs. Four wall lights, a radiator and generous under stair cupboard with hanging space for coats. A double glazed window faces the front elevation.

KITCHEN

6' 9" x 10' 5" (2.05m x 3.18m)

Fitted with pine effect base and wall units, pale worktops and a stainless steel sink with drainer. Plumbing for a dishwasher, space





for an under counter fridge, a gas hob with hood above and an electric oven. Ceiling light.

LAUNDRY/UTILITY

4' 7" x 5' 4" (1.41m x 1.62m)

Having plumbing for a washing machine and a ceiling light.

SHOWER ROOM

4' 8" x 4' 9" (1.43m x 1.45m)

Fitted with a cubicle, corner hand basin and a WC. There is tiling to the cubicle and splashbacks, a ceiling light, radiator and an extractor.

Stone steps from the dining area lead to the first floor and there is open access to the lounge. Ceiling light.

LOUNGE

11' 11" x 11' 9" (3.62m x 3.57m)

A UPVC double door leads to the rear patio. Recessed period cupboard, a ceiling light, radiator and telephone point. Television point and cabling.

INNER LANDING

Stairs lead to the second floor and there is a ceiling light.

BEDROOM

11' 11" x 9' 10" (3.62m x 2.99m)

A good sized double bedroom with a double glazed window having a rooftop view to the front. Two wall lights, a ceiling light, radiator, television and telephone points.

SECOND FLOOR LANDING

Ceiling light.

BEDROOM

11' 9" x 10' 3" (3.59m x 3.12m) max

The double glazed window has a lovely view over town towards distant fells and woodland. Ceiling light, radiator and television point.

BEDROOM

12' 4" x 6' 3" (3.75m x 1.90m)

Facing the rear elevation, the third bedroom has a double glazed window, ceiling light, radiator and television point.



BATHROOM

8' 7" x 8' 0" (2.61m x 2.45m)

Fitted with a bath, pedestal wash hand basin and a WC. There are two ceiling light, a radiator, vanity light with shaver point and an extractor. A good sized cupboard houses the boiler and there is access to the loft.

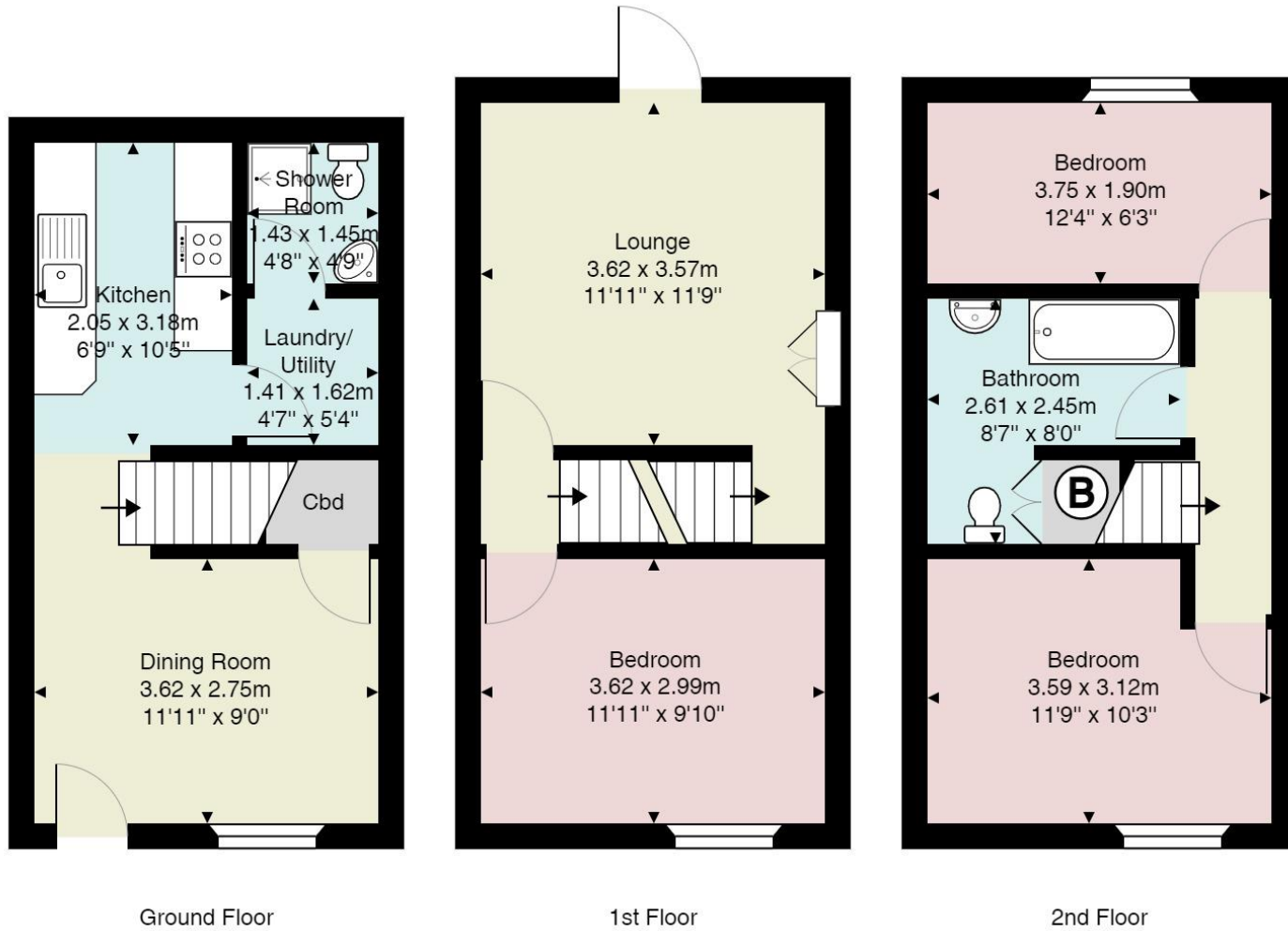
EXTERNAL

To the front of the property is an enclosed patio with space for pots and furniture. A path runs along the neighbouring properties onto Brockbeck. At the rear is a second patio space enclosed by railings.

DIRECTIONS

From the parish church on Kirkland, continue on the one way system turning left by the fireplace shop onto Gillinggate. Turn left onto Anchorite Fields and straight on at the small roundabout. Pass the playground, turning left at the end onto Brockbeck. Kirkbarrow Lane is located to the far right hand corner of Brockbeck.
what3words///fire.open.idea





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

EPC Grading: 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C	74	
(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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