



9 KIRKSTONE CLOSE, KENDAL, CUMBRIA, LA9 7HU
£375,000

MILNE MOSER
SALES + LETTINGS

9 KIRKSTONE CLOSE
KENDAL
CUMBRIA
LA9 7HU



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GARAGE &
PARKING

OVERVIEW

Having accommodation over three floors, this modern townhouse has a versatile layout and is perfect for a growing family. The well fitted kitchen diner opens onto a low maintenance garden space and the first floor lounge is a good size. The bedrooms are across the first and second floor, with three of the four being doubles and the master having an ensuite and fitted wardrobes. There is an integral garage and driveway parking plus a ground floor cloakroom/wc and a utility room - all must haves for families. The decor throughout is in modern neutral tones and presented ready to move into. Gas central heating and UPVC double glazing.

Situated on The Oaks development, the property is well located for Oxenholme Station for the Westcoast mainline, Asda supermarket, hospital, doctors and both primary and secondary schools.

ACCOMMODATION

From the block paved driveway, a half glazed door leads into:

HALL

A welcoming entrance with wood style flooring, two ceiling lights and a radiator. Built in cupboard under the stairs with a light.

CLOAKROOM/WC

3' 2"x 7' 7" (.95m x 2.31m)

Frosted UPVC double glazed window to the front aspect. Fitted with a WC and pedestal wash hand basin. Radiator, a ceiling light and tiled splashback.





KITCHEN DINER

20' 0" x 7' 10" (6.10m x 2.38m)

Fitted with grey shaker style base and wall units, modern black handles, wood block effect worktops and contemporary metro tiled splashbacks. There is a stainless steel one and half bowl sink with drainer, a gas hob with canopy above and an electric oven. Plumbing for a dishwasher and space for a fridge freezer. The Worcester boiler is concealed in a wall cupboard. There are downlights to the kitchen area, a ceiling light to the dining space and a radiator. French doors lead to the garden and there is a UPVC double glazed window.

UTILITY ROOM

10' 0" x 4' 0" (3.05m x 1.22m)

Plumbing for a washing machine and a stainless sink. Base and wall units, a radiator and ceiling light.

FIRST FLOOR LANDING

The stairs continue to the second floor and there is a ceiling light and radiator.

LOUNGE

17' 6"/11' 4" x 17' 10"/7' 8" (5.32m/3.45m x 5.43m/2.34m)

A good sized L shaped room with ample space for sofas and chairs and a second dining table or study space if required. Two UPVC double glazed windows face the front and there is a modern white fire surround with black inset and living flame fire providing a focal point. Two ceiling lights, two radiators and contemporary grey and white decor.

BEDROOM

11' 9" x 11' 1" (3.59m x 3.37m)

UPVC double glazed window facing the rear aspect. Ceiling light and a radiator.

BATHROOM

6' 10" x 7' 1" (2.09m x 2.17m)

Frosted UPVC double glazed window. Fitted with a modern white suite comprising bath with mixer attachment, a pedestal wash hand basin and WC. There is white tiling to the walls, downlights and a radiator. Laminate flooring and an extractor.

SECOND FLOOR LANDING

Access to the loft, a ceiling light and built in cupboard housing the hot water cylinder.



BEDROOM

17' " x 14' 1" (5.23m x 4.28m)

A lovely sized room worthy of a master bedroom. A UPVC double glazed window faces the rear elevation and there are downlights to the ceiling and a radiator. Three full height double wardrobes with modern grey doors plus a further built in double wardrobe.

ENSUITE

6' 10" x 5' 9" (2.08m x 1.74m)

Fitted with a shower cubicle WC and pedestal hand basin. A frosted UPVC double glazed window to the rear aspect, tiling to the walls and cubicle and an extractor. Radiator and downlights.

BEDROOM

9' 5" x 14' 10" (2.87m x 4.51m)

Another double bedroom with a UPVC double glazed window, radiator and ceiling light.

BEDROOM

8' 0" x 7' 8" (2.45m x 2.33m)

Facing the front, the fourth bedroom is a single and could be used as a home office. There is a ceiling light, radiator and UPVC double glazed window.

EXTERNAL

To the front is a block paved driveway with space for two cars and access to the garage. External light. The enclosed rear garden has been landscaped for ease and is flagged and has space for pots and furniture. Perfect for al fresco dining and entertaining. External light, tap and socket. From the garden, a gate leads to a green space, maintained by the residents and bounded by the beck - the perfect area for adventures and play.

GARAGE

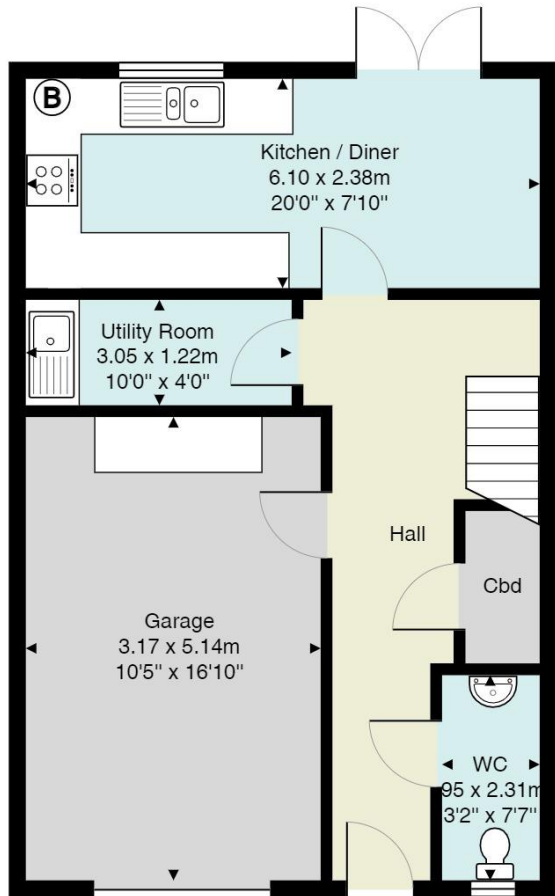
10' 5" x 16' 10" (3.17m x 5.14m)

Up and over door, a ceiling light and base and wall units for storage. Space for a dryer and freezer if required.

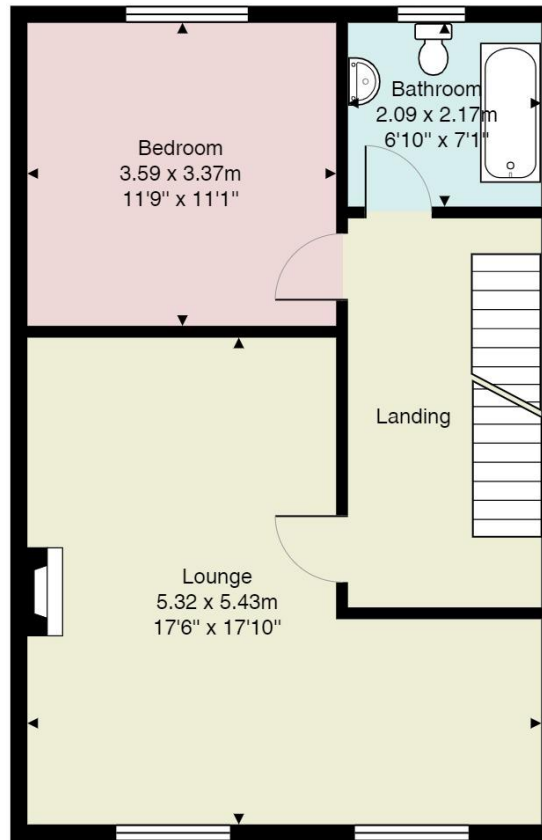
DIRECTIONS

Leave Kendal on Burton Road, A65, passing the Leisure Centre. At the traffic lights take the second left signposted Oxenholme and then straight through at the next lights. At the roundabout turn right onto The Oaks. Continue straight down Whinlatter Drive onto Kirkstone Close with the property located to the left hand side.
what3words///tools.stews.really

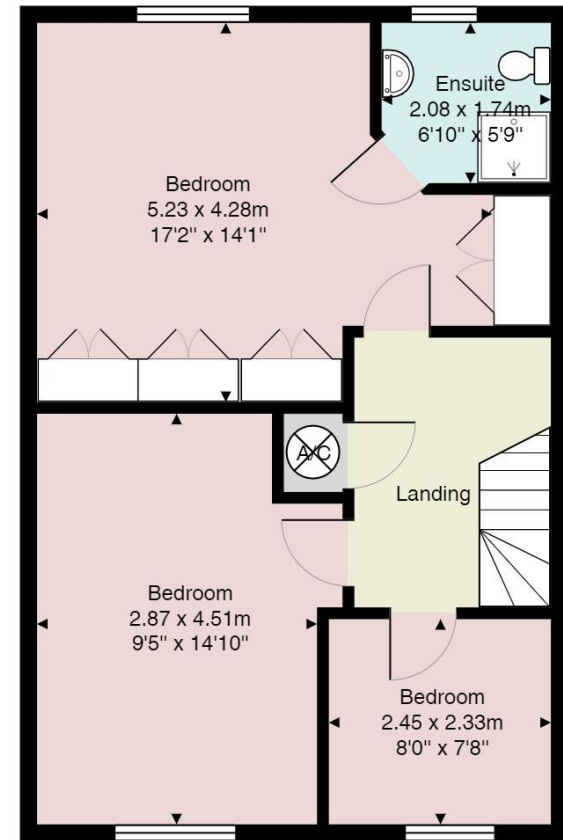




Ground Floor



1st Floor



2nd 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: E

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

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SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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