



70 GREENSIDE, KENDAL, CUMBRIA, LA9 5DT
£600,000

MILNE MOSER
SALES + LETTINGS

70 GREENSIDE
KENDAL
CUMBRIA
LA9 5DT



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GARAGE

OVERVIEW

Retaining elegance and character, this Victorian mid terrace house has excellent potential and is available with no onward chain. The ground floor has been extended creating a fantastic family room and kitchen space which leads out into the garden. The formal sitting room makes the most of the property's south facing position with light flooding in through the traditional bay window. The four bedrooms are across the first and second floors and there is a main bathroom plus a modern shower/wet room. A cloakroom has been added on the ground floor and there is a small cellar/store. Externally, the property has a good sized tiered garden plus a garage - a rarity in a property of this period.

LOCATION

In an elevated position, Greenside is a highly desirable area within the Conservation Area. Countryside walks are close by on Cunswick Scar, Scout Scar and Serpentine Woods and the town centre is easily reached. Views to the front are across rooftops to distant fells and to the rear over allotments towards Serpentine Woods.

ACCOMMODATION

From Greenside, the front garden and path leads up to the traditional front door and into:

ENTRANCE HALL

Having a wealth of period character, the hallway has an elegant traditional staircase leading to the first floor and wooden doors to the two reception rooms, cloakroom, laundry cupboard and cellar. Three ceiling lights and a radiator. Wooden style flooring runs





through into the sitting room and family room. The laundry cupboard has plumbing for a washing machine, light and shelving.

SITTING ROOM

12' 2" x 16' 11" (3.70m x 5.15m) into bay

A lovely bay window faces the front aspect fitted with double glazed sash window and having a pleasant outlook. The traditional features continue with picture rails, cornicing, a ceiling rose and alcove cupboards. White fire surround with a fossilised stone inset and plinth and a gas fire. Two wall lights, a ceiling light and radiator.

CLOAKROOM/WC

Fitted with a wash hand basin and WC. Tiled splashbacks, a ceiling light and extractor.

FAMILY ROOM

12' 4" x 12' 8" (3.75m x 3.87m)

Having open access to the kitchen, the family room is a versatile space, fitted with a wood burner set to a sandstone surround plus period style alcove cupboards. There are two wall lights, a ceiling light and radiator.

KITCHEN DINER

16' 5" x 9' 3" (5.00m x 2.82m)

Double glazed windows overlook the rear garden and there is an external door. Fitted with white contemporary base and wall units, wood block worktops and a stainless steel sink and drainer. Electric hob with hood above, an electric oven, space for a fridge freezer and plumbing for a dishwasher. There is an eye level combination microwave, a Velux rooflight, a radiator, two ceiling lights and an additional vertical radiator. To the dining area is built in shelves with matching wood block tops.



CELLAR

11' 11" x 5' 10" (3.63m x 1.78m)

Ideal for storage and having a ceiling height of 3' 7" (1.09m), the cellar has a flagged floor and lighting.

FIRST FLOOR LANDING

The stairs continue to the second floor and period doors lead to the three bedrooms and the bathroom. Ceiling light.

BEDROOM

11' 1" x 13' 1" (3.38m x 4.00m)

Having a lovely view over town to the front, this good sized double bedroom has a double glazed sash window, a ceiling light with rose, cornicing and a radiator.

BEDROOM

10' 10" x 12' 9" (3.30m x 3.89m)

Another generous double bedroom with a radiator, ceiling light and double glazed sash window. The outlook is across the garden over allotments towards Serpentine Woods.

BEDROOM

7' 9" x 8' 7" (2.36m x 2.61m)

A single bedroom which also be used as a home office. A sash window to the rear aspect, ceiling light and radiator.

BATHROOM

7' 5" x 9' 5" (2.26m x 2.88m)

Double glazed sash window to the front aspect with privacy glass to the lower half. Fitted with a shower bath with screen, a WC and vanity basin set to a traditional wooden wash stand. The sanitary fittings are traditional in style and there is a radiator plus two wall lights. A built in cupboard houses the Vaillant door and has an ornate glazed door.

SECOND FLOOR LANDING

There are three built in cupboards on the stairs, downlights and a Velux rooflight.

BEDROOM

9' 10" x 17' 0" (2.99m x 5.19m)

Within the roof space with some limited head height, the final double bedroom has lots of eaves storage, downlights and a radiator. There are five Velux rooflights facing the front and rear aspects.

SHOWER/WET ROOM

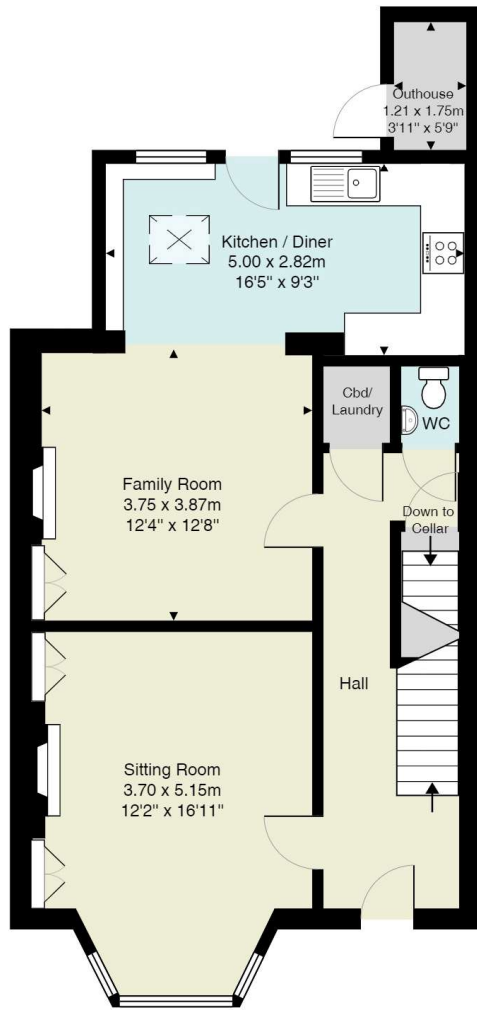
5' 9" x 5' 6" (1.76m x 1.68m)

Fully tiled, there is an open walk in shower area with large fixed head, a pedestal wash hand basin and WC. Heated chrome towel rail, an extractor and downlights. Velux rooflight.

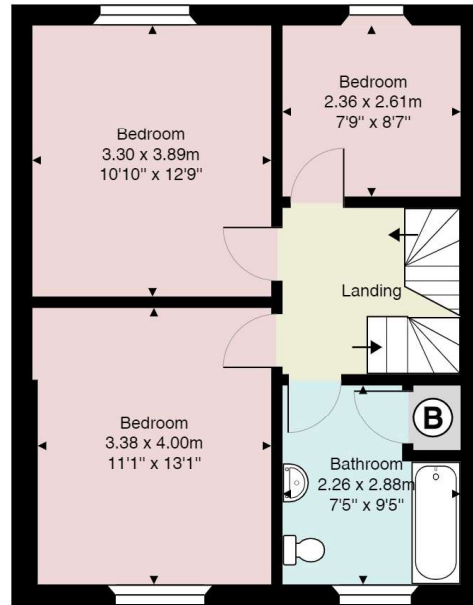
EXTERNAL

Pleasant garden areas give the property privacy from the road to the front and space for children, pets and entertaining to the rear. The

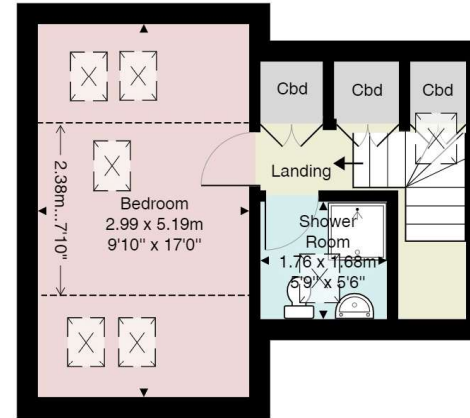




Ground Floor



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





front garden has decked and gravelled spaces and path to the front door. The rear garden is enclosed and a good size. Tiered, there is a patio close to the house, two lawns a gravelled area and top level patio. Interspersed with mature shrubs, a buddleia and fruit tree, there is scope to landscape further. External light and feature lamppost. A gate leads to the rear lane. The outhouse adjacent to the house measures and has power, light and internal tap.

GARAGE

Approximately 15' 6" x 16' 0" (4.72m x 4.88m) Having a roller door and side pedestrian door. The garage is currently fitted with a climbing wall and electric self-contained sauna. There is power and light.

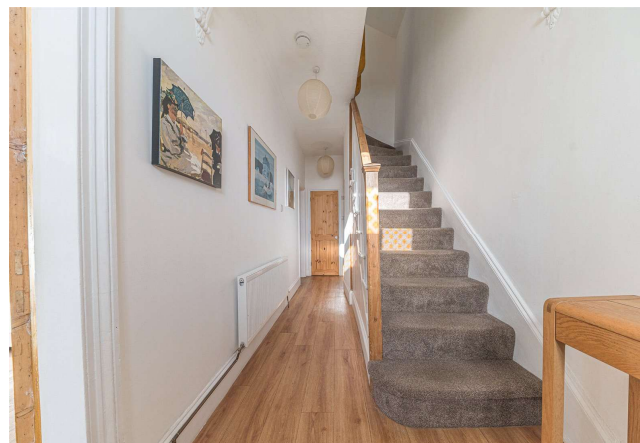
Across the lane at the rear is a parking space adjacent to the wall.

DIRECTIONS

From Kendal Town Hall, proceed up Allhallows Lane and round the bend onto Beast Banks. Continue onto Greenside passing the green, Riflemans and through the crossroads. The property is located up waly up to the right hand.
what3words///shell.fast.fire

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
Tenure: Freehold. The property is located within Kendal Conservation Area. Access must be retained for neighbouring properties across the lane to the rear.
Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(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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SALES + LETTINGS

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