



55 LOW GARTH, KENDAL, CUMBRIA, LA9 5PA
£225,000

MILNE MOSER
SALES + LETTINGS

55 LOW GARTH
KENDAL
CUMBRIA
LA9 5PA



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PARKING

OVERVIEW

Offering excellent potential, off road parking and a popular location with green space and trees to the front, this semi-detached house is perfect for a growing family, rental investors or first time buyers looking for a long term home. There is a lounge, kitchen and dining room/snug on the ground floor, whilst of the three bedrooms, two are good sized doubles and there is a modern bathroom. The rear garden is fully enclosed, ideal for pets, and there is space for two cars at the front. Gas centrally heated and UPVC double glazed windows. Located on the fringes of Hallgarth to the north of Kendal, there are good transport links, a local shop, community centre and a takeaway.

ACCOMMODATION

From the tarmac parking area at the front, a path and a couple of steps lead up to the UPVC double glazed door and into the porch.

PORCH

6' 3" x 3' 5" (1.90m x 1.05m)

A useful addition with coats hooks and space for shoes and boots. There are UPVC double glazed windows and a further UPVC double glazed door into the entrance hall.

HALL

Glazed doors lead to the kitchen and lounge and there is a UPVC double glazed window at the side. Stairs to the first floor with storage cupboards beneath and there is a radiator and a ceiling lights. Hanging space for coats and bags.





LOUNGE

14' 2" x 12' 11" (4.33m x 3.93m)

The UPVC double glazed window overlooks trees and green space at the front. Well decorated with a wallpapered feature wall the lounge has a radiator, ceiling light and alcove adjacent to the chimney breast. The gas fire has been capped off and is currently non-functioning. There is space for a dining table if required.

KITCHEN

12' 1" x 7' 6" (3.67m x 2.27m)

Having an aspect across the rear garden, the kitchen is fitted with pine fronted base and wall units, speckled worktops and a green one and a half bowl sink with drainer. Tiled splashbacks, a gas hob with hood above and an electric oven. Wall mounted Worcester boiler, space for an upright fridge freezer and plumbing for a washing machine. The pantry has been retained and has a UPVC double glazed window. There is open access to the dining area/snug and a UPVC double glazed window.

DINING ROOM/SNUG

8' 0" x 7' 6" (2.44m x 2.27m)

A versatile space with potential as a dining space, home office, snug or for further kitchen storage. A part glazed door leads to the rear garden and there is a UPVC double glazed window. Radiator and a ceiling light.

LANDING

UPVC double glazed window to the side aspect. Access to the loft and a ceiling light. Wood glazed doors to the three bedrooms and bathroom.

BEDROOM

10' 7" x 11' 7" (3.23m x 3.54m) plus door recess

Facing the front and having a view towards trees and green space, the larger of the two double bedrooms has a ceiling light, radiator and UPVC double glazed window.

BEDROOM

14' 7" x 8' 11" (4.45m x 2.71m) max

The second double bedroom is to the rear of the house and has a ceiling light, UPVC double glazed window and a radiator. Single and double built-in double wardrobes.



BEDROOM

9' 9"/6' 7" x 8' 5"/3' 11" (2.96m/2.01m x 2.57m/1.19m)

An L shaped room with a UPVC double glazed window to the front elevation, a radiator and ceiling light.

BATHROOM

8' 0" x 5' 5" (2.43m x 1.65m)

A fully tiled modern and updated bathroom fitted with a vanity wash hand basin, concealed cistern WC and a shower bath with screen and both fixed head and riser. Heated chrome towel rail, a ceiling light and frosted UPVC double glazed windows to the rear and side elevations.

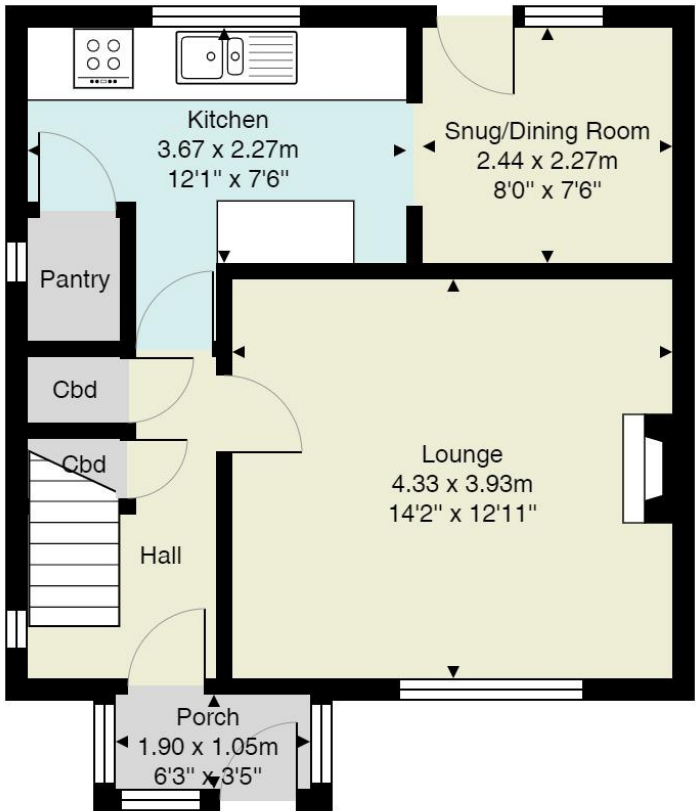
EXTERNAL

At the front of the house are two off road parking spaces, a path to the front door and gate to the rear garden. At the rear is a patio close to the house, tiered rockery style beds and a raised lawn. Bounded by shrubs, evergreens, holly and flower borders, the rear garden is enclosed by fencing and there is an external tap. The block outhouse has been retained and has a shelf and approximate measurement of 2' 5" x 8' 4" (0.74m x 2.54m)

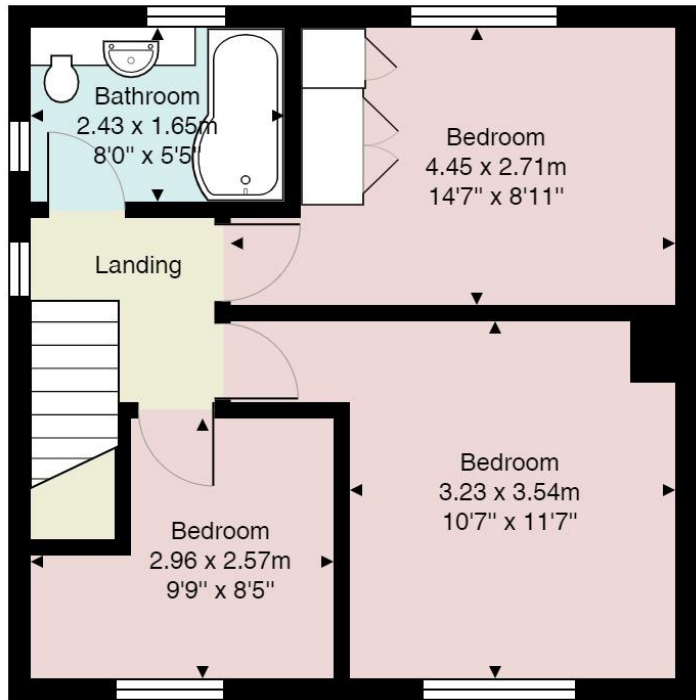
DIRECTIONS

Leaving Kendal on Windermere Road, turn right onto Garth Brow and drop down, turning right onto Hallgarth Circle. Follow Hallgarth Circle round and turn right just after the shop. Turn left on Low Garth and past Acre Moss Lane. The property is located to the left hand side opposite the trees and green space.
what3words.com/victor.shuttled.ship





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





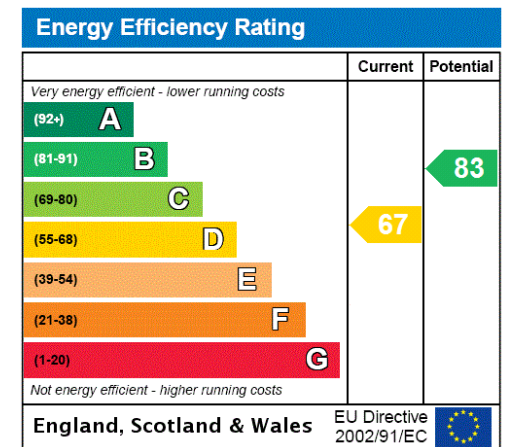
GENERAL INFORMATION

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



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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