



2 WELL INGS, KENDAL, CUMBRIA, LA9 5LN
£215,000

MILNE MOSER
SALES + LETTINGS

2 WELL INGS KENDAL CUMBRIA LA9 5LN



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OVERVIEW

Occupying an elevated position with lovely views over Kendal, this two bedroom end terraced house is perfect for first time buyers or young families. Stylish modern fittings are combined with fresh contemporary decor throughout - the updated kitchen has on trend contrasting base and wall units and the bathroom is sleek and modern. A low maintenance garden and patio space has been created at the rear and side, perfect for outdoor dining relaxing. The views to the front are 180 degree and take in the castle, distant fells and countryside. Gas centrally heated and UPVC double glazed, this property is worthy of internal viewing.

ACCOMMODATION

Steps from Well Ings lead across the front garden and up to the front door.

HALL

A bright hallway with natural light coming in from the window on the landing. There is a ceiling light and radiator, stairs to the first floor and an internal oak door to the lounge.

LOUNGE

11' 10" x 12' 4" (3.61m x 3.76m) max

The UPVC double glazed window has a view between houses towards distant countryside. Attractive herringbone pattern wood style flooring runs through into the kitchen diner and the decor is in a modern green shade. There is a recess for an electric fire, a ceiling light and a radiator. The good sized understairs cupboard has shelving and a frosted UPVC double glazed window. An oak door leads to the kitchen diner.





KITCHEN DINER

15' 3" x 8' 2" (4.64m x 2.48m)

UPVC double glazed windows face the rear and side aspects and there is a part double glazed external door. Fitted with contrasting blue and pale grey base and wall units, copper effect handles and grey slate style worktops. Metro tiled splashbacks, a dark Quartz sink with drainer and plumbing for both a washing machine and slimline dishwasher. Induction hob with modern black canopy above, an electric oven and an integrated fridge freezer. There is space for a table, a radiator and downlights to the ceiling. The boiler is concealed within a double cupboard.

LANDING

A frosted UPVC double glazed window faces the side aspect. Ceiling light and ceiling ventilation. Pull down steps lead to the boarded loft - there is a skylight and a light.

BEDROOM

15' 4" x 10' 9" (4.67m x 3.28m)

A good sized double bedroom with a UPVC double glazed window having a fantastic view over rooftops towards Kendal Castle and distant hills. Radiator and a ceiling light.

BEDROOM

8' 6" x 9' 10" (2.58m x 2.99m)

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

BATHROOM

6' 4" x 5' 10" (1.93m x 1.77m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a vanity wash hand basin with drawers beneath, a WC and bath with screen and shower above. There is a contemporary anthracite heated towel rail, an extractor, ceiling light and aqua board panelling.

EXTERNAL

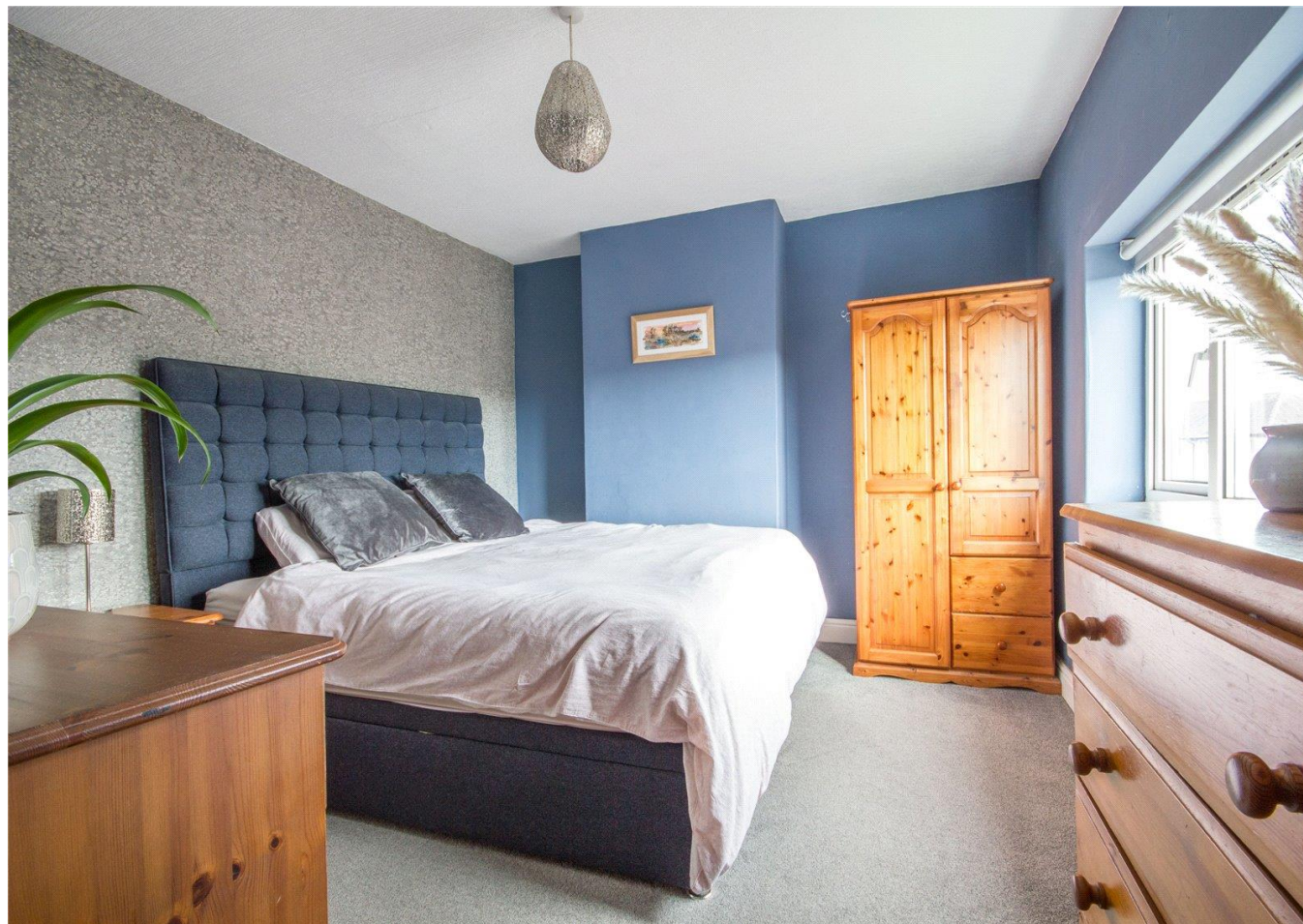
The sloped front garden is lawned, with steps leading to the front door and gate to the side patio. Fruit tree and hedging. A flagged patio at the side provides space for dining furniture and pots and there is an external light and tap. The rear garden is terraced with a patio close to the house, an artificial grass area and a gravelled space. The current owners have a number of sheds and structures on the gravelled area which are associated with their work - these will be taken with them leaving the gravelled area.

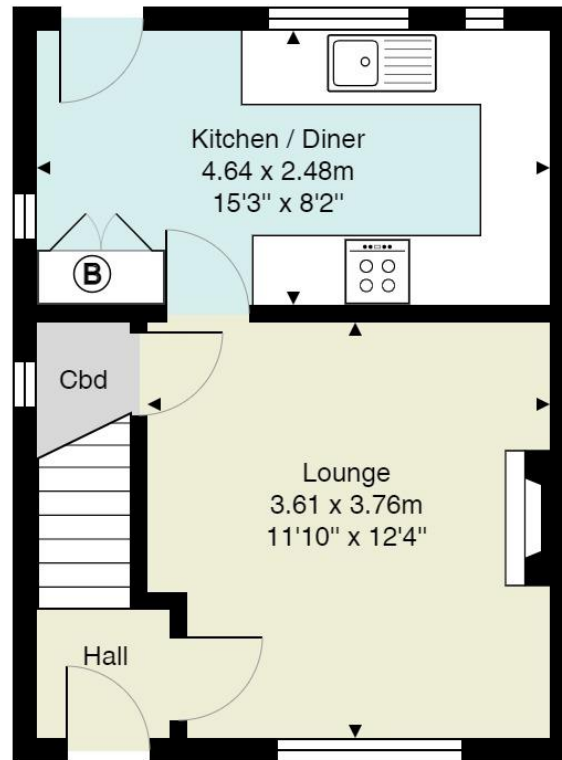


DIRECTIONS

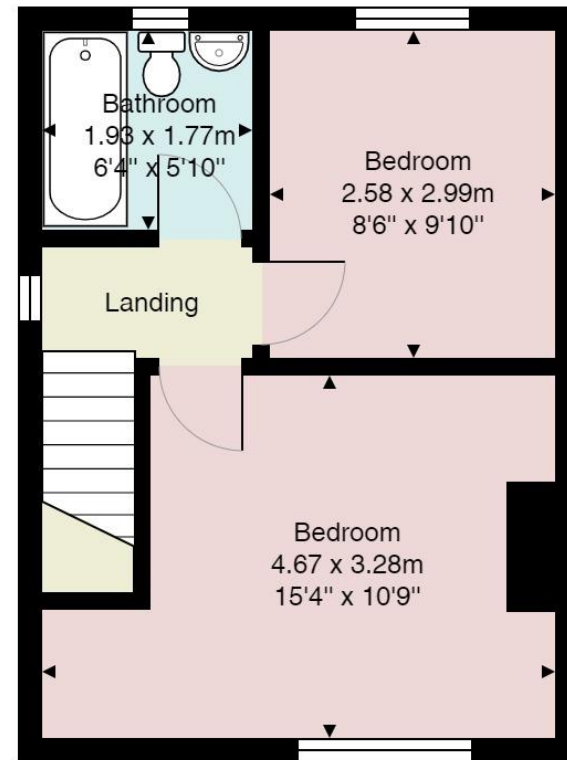
Coming into Kendal on Milnthorpe Road, A6, take the second left after the college onto Glebe Road. Turn left at the roundabout onto Anchorite Road and then second right onto Well Ings. Number 2 is just a short distance to the left hand side.

what3words.com/tools.ears.spring





Ground Floor



1st Floor

Approx. Total Area: 59.4 m² ... 639 ft²

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: B

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		85
(69-80) C	70	
(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



ARRANGE A VIEWING

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