



5 GREEN ROAD, KENDAL, CUMBRIA, LA9 4QR
£310,000

MILNE MOSER
SALES + LETTINGS

5 GREEN ROAD
KENDAL
CUMBRIA
LA9 4QR



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OVERVIEW

With Kendal Green on the doorstep, countryside walks close by and great access into the town centre, this three storey traditional terraced house is perfect for a range of buyers. The deceptive accommodation offers a versatile layout with two reception rooms on the entry level, a generous lower ground floor kitchen diner, a dining room and WC and two bedrooms and a stylish bathroom on the first floor. A low maintenance flagged courtyard has been created at the rear with space for pots and furniture plus storage if required. Gas centrally heated and double glazed, the property retains some character features and has lovely views at the rear over town towards Kendal Castle and distant fells.

ACCOMMODATION

From Green Road, a forecourt and path leads to the period style part glazed front door and into:

HALL

Traditional coving and cornicing, internal doors and stairs to the first floor. There is a ceiling light and radiator.

LOUNGE

10' 3" x 13' 1" (3.12m x 3.69m) into bay

A lovely bright room with a double glazed bay window to the front aspect. Retained slate hearth, alcove cupboards, a radiator and ceiling light. Ceiling rose, picture rail and coving.





SITTING ROOM

13' 9" x 12' 1" (4.19m x 3.69m)

A versatile room, ideal as a second TV room. The UPVC double glazed window faces the rear aspect and has a lovely view over rooftops towards distant fells. A period fireplace provides a focal point and has a marble inset, slate plinth and electric fire. There are alcove cupboards and bookshelves to one side plus two radiators and a ceiling light. A door and stairs lead down the kitchen.

KITCHEN DINER

13' 9" x 14' 11" (4.19m x 4.54m) max

Another great sized room with space for a family dining table if required. Fitted with white gloss base and wall units, speckled stone effect worktops, tiled splashbacks and a ceramic sink and drainer. There is space for a gas cooker, plumbing for a washing machine, a vertical towel rail and downlights to the ceiling. There is space under the stairs for a tumble dryer and further storage. A UPVC double glazed window overlooks the rear yard and there is an external door.

DINING ROOM

13' 9" x 13' 4" (4.19m x 4.07m) max

Lower than ground level, the tanked dining room has natural light from the double glazed window, a radiator, downlights, raised stone plinth and wall cupboards. Suitable for a variety of uses including a home office, playroom or hobby space.

WC

3' 8" x 12' 0" (1.12m x 3.66m)

Frosted UPVC double glazed window to the side aspect. Fitted with a WC and pedestal wash hand basin, there are downlights and a radiator. The boiler is concealed in a cupboard.

LANDING

The loft is access from the landing and is boarded, has a drop down ladder, socket and rooflight. Ceiling light.

BEDROOM

13' 10" x 10' 1" (4.22m x 3.08m) including built-in wardrobe

Two double glazed sash windows face the front aspect with side outlook towards Windermere Road and fields. There is a built-in double wardrobe with mirrored sliding doors plus a cupboard over the stairs. Radiator and a ceiling light.



BEDROOM

7' 7" x 12' 2" (2.31m x 3.71m)

UPVC double glazed window with excellent view of Kendal towards the castle and distant fells. Radiator and a ceiling light.

BATHROOM

7' 4" x 8' 8" (2.24m x 2.63m)

A wonderful stylish bathroom fitted with a four piece suite comprising shower enclosure, a double ended bath with mixer, concealed cistern WC and vanity hand basin with cupboards beneath. The shower enclosure has both a fixed head and riser spray and there are downlights to the ceiling and a chrome heated towel rail. Contemporary fern patterned tiling and a UPVC double glazed window with a fantastic view over Kendal.

EXTERNAL

At the front of the property is a forecourt. The enclosed rear yard has been flagged for ease and has space for seating and pots if required. A gate leads to the rear access lane, ideal for bins and recycling. There is an external tap and light.

DIRECTIONS

From the traffic lights on Windermere Road, proceed up the hill turning right onto Green Road at the crossroads with Queens Road. The property is located a short distance to the right hand side. [what3words///smiled.edge.turkey](http://what3words.com/what3words///smiled.edge.turkey)





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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(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

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