



34 LOUND STREET, KENDAL, CUMBRIA, LA9 7EA
£285,000

MILNE MOSER
SALES + LETTINGS

34 LOUND STREET
KENDAL
CUMBRIA
LA9 7EA



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CAR PORT

OVERVIEW

Having lots of potential and scope, this end terraced house is over four floors and is perfect for buyers looking to personalise their next home. In total, there are five bedrooms, a generous lounge diner, dining kitchen and bathroom. A cellar offers further scope (subject to relevant consents) and there is a rear porch. Located at the end of the row, the property also has a car port/parking - a rarity in this location. Gas centrally heated and double glazed, the property is within walking distance of the town centre, riverside walks and canal towpath. Available with no onward chain.

ACCOMMODATION

Approaching over the gated forecourt, a wooden front door leads into:

HALL

Stairs lead to the first floor and there is a radiator, ceiling light and storage heater.

LOUNGE DINER

12' 0" x 21' 7" (3.66m x 6.58m) max

A generous room easily accommodating both lounge and dining suites. UPVC double glazed windows face the front and rear aspects and there is a gas fire set in a stone block surround. Two ceiling lights, two radiators and two alcove wall lights. Steps lead down to the cellar.





KITCHEN DINER

8' 11" x 13' 4" (2.71m x 4.07m)

UPVC double glazed windows overlook the yard at the side and a glazed door with adjacent window leads to the rear porch. Fitted with basic base and wall units, a stainless steel sink with double drainer, tiling to the walls and worktops. There is a radiator and a ceiling light. Tongue and groove panelled ceiling.

REAR PORCH

6' 10" x 4' 0" (2.09m x 1.22m)

UPVC double glazed windows and door, plumbing for a washing machine and a light. Quarry tiled floor and a tubular heater.

CELLAR

13' 4" x 21' 1" (4.07m x 6.44m)

A useful space with a flagged floor and frosted UPVC double glazed window to the front. Semi divided with shelving, there is a workbench, Worcester boiler and a hot water cylinder. A second area has shelving and a light.

FIRST FLOOR LANDING

A split landing with stairs continuing to the second floor. Two ceiling lights.

BEDROOM

14' 4" x 9' 11" (4.37m x 3.03m)

Two double glazed windows face the front aspect. A good sized double bedroom with an open fronted cupboard, a ceiling light and radiator.

BEDROOM

8' 4" x 11' " (2.55m x 3.40m)

UPVC double glazed window to the rear elevation. Ceiling light, a radiator and built in cupboard.

BATHROOM

6' 1" x 6' 2" (1.86m x 1.87m)

A frosted UPVC double glazed window to the side aspect. Fitted with a cast bath with shower above, a WC and pedestal wash hand basin. Fully tiled, the bathroom has a vanity light, mirror and a ceiling light. Shelved cupboard with heated towel rail. Non working multi point/instant hot water heater.

BEDROOM

8' 11" x 6' 11" (2.71m x 2.11m)

Ceiling light, radiator and UPVC double glazed window.



SECOND FLOOR LANDING

A Velux rooflight on the stairwell and a wall light.

BEDROOM

7' 5" x 14' 3" (2.26m x 4.33m) max

Within the roof space, there is a Velux rooflight to the rear, access to eaves storage, a radiator and ceiling light.

BEDROOM

7' 0" x 9' 6" (2.13m x 2.89m) max

Also having a Velux rooflight, the fifth bedroom has a radiator, ceiling light and access to eaves storage. Within the roof space.

EXTERNAL

At the front of the property is a flagged forecourt. The side/rear yard runs the length of the kitchen and into the car port. An up and over door accesses the side lane and there is a tap and external light. The carport approximately measures 9' 2" x 15' 10" (2.79m x 4.83m)

DIRECTIONS

Leaving Kendal on Aynam Road, continue to the left onto Lound Road and straight through at the traffic lights. Turn left onto Lound Street with the property being the last house to the right hand side. what3words.com/means.fishery.valid





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 guarantees to their operability or efficiency can be given. Measurements are approximate and for display purposes only.





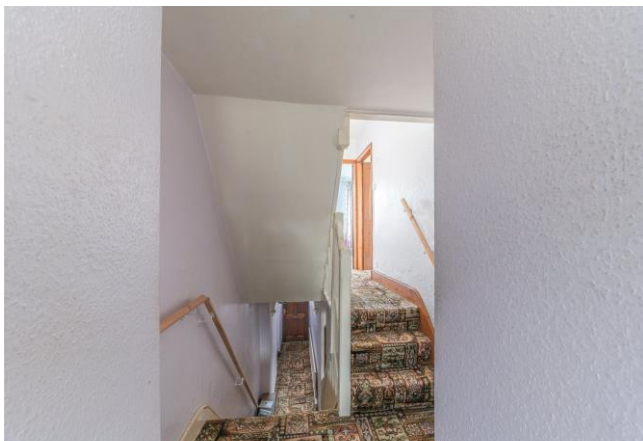
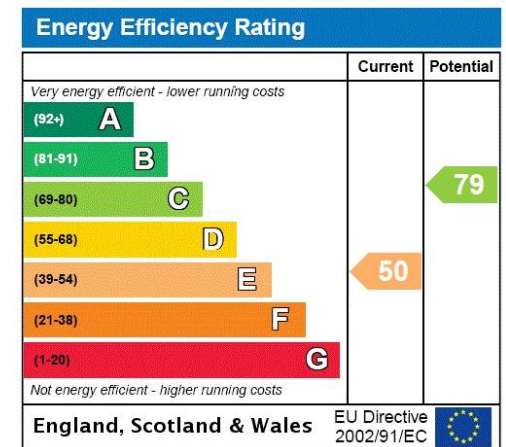
GENERAL INFORMATION

Services: Mains Gas, Electric, Water 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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