



63 HIGH GARTH, KENDAL, CUMBRIA, LA9 5NR
£245,000

MILNE MOSER
SALES + LETTINGS

63 HIGH GARTH
KENDAL
CUMBRIA,
LA9 5NR



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OVERVIEW

Located towards the head of a cul de sac on the fringes of the estate, this three bedroom mid terraced house has good sized accommodation and is perfect for young family buyers. A light bright modern kitchen diner opens onto the rear garden and there is a handy pantry and ground floor WC/cloakroom. The lounge has a multi fuel stove and all three bedrooms are a good size. A bathroom with white suite completes the accommodation. The rear garden is an L shape and mostly lawned plus there is a block built outhouse. Neutral decor throughout ensures buyers can move straight in and then personalise to their own tastes and the property is gas centrally heated and UPVC double glazed. No onward chain.

ACCOMMODATION

A cheerful red front door leads into:

HALL

Having space for coats and shoes plus two under stairs cupboards, this welcoming entrance has a ceiling light, radiator and wooden doors to the lounge and dining area.

LOUNGE

14' 2" x 12' 9" (4.31m x 3.88m) max

A UPVC double glazed window faces the front aspect. A multi fuel stove with wooden lintel and polished hearth provides a focal point and there is a ceiling light, radiator and four wall lights.





KITCHEN DINER

17' 4" x 7' 4" (5.28m x 2.24m)

Ideal for family meals, the kitchen diner has UPVC double glazed French doors leading to the rear garden and a UPVC double glazed window. Fitted with cream shaker style base and wall units, dark worktops, tiled splashbacks and a stainless steel one and a half bowl sink with drainer. There is under unit lighting, plumbing for a washing machine and space for an under counter fridge. Integrated gas hob with hood above and an electric oven. The Vaillant boiler is concealed within a wall unit and there are three ceiling lights and a radiator.

PANTRY

Fitted with shelving and a ceiling light.

WC

Fitted with a wash hand basin and WC. There is a ceiling light, radiator and an extractor.

LANDING

A good sized landing with a built in cupboard with shelving and a radiator. Two wall lights and a ceiling light. Access to the loft.

BEDROOM

14' 2" x 10' 4" (4.31m x 3.16m) max

A generous double bedroom with views between houses towards distant fells. There is a built in double wardrobe with overhead storage, a ceiling light and radiator. UPVC double glazed window.

BEDROOM

10' 6" x 9' 11" (3.19m x 3.01m)

Another good sized bedroom with a UPVC double glazed window facing the front aspect. Radiator and a ceiling light.

BEDROOM

11' 9" x 6' 10" (3.57m x 2.08m) max

UPVC double glazed window to the front elevation. There is an open fronted cupboard above the stairs, a ceiling light and radiator.

BATHROOM

Frosted UPVC double glazed window to the rear elevation. Fitted with a bath with tiling and shower above, a WC and hand basin with cupboard below. There are downlights, a ceiling light, radiator and extractor.



EXTERNAL

At the front of the property is a tiered flower bed with a pretty honeysuckle and shrub hedge. A path leads to the front door with a further path at the side through the shared ginnel to the rear. The rear garden is an L shape and mostly lawned, there is a light and tap by the house and a view across fields at the end of the garden. A mature beech tree is a lovely feature - there is no preservation order on the tree.

OUTHOUSE

5' 5" x 5' 11" (1.65m x 1.80m)

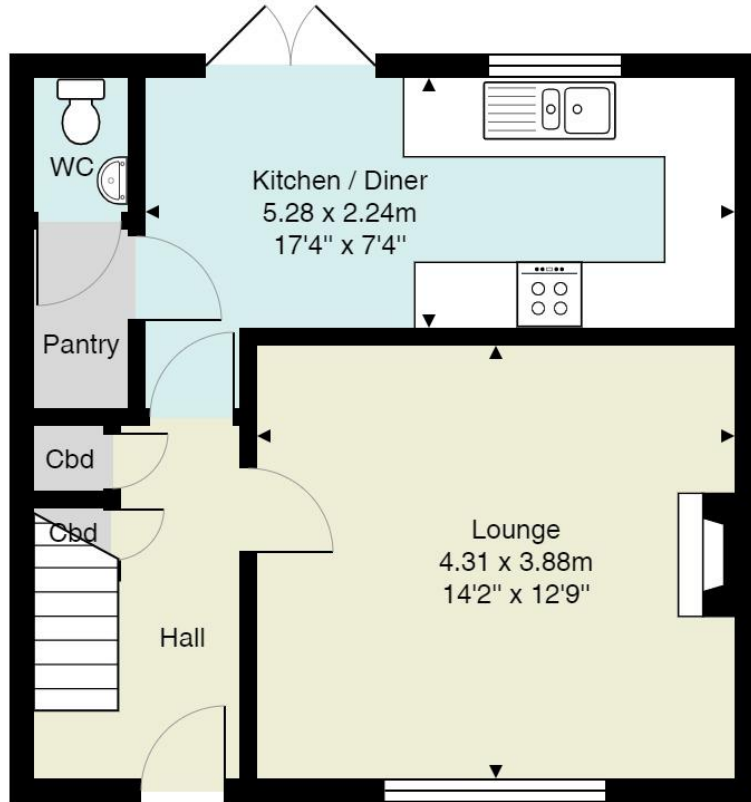
With power and light connected, there is also a vent for a tumble dryer.

DIRECTIONS

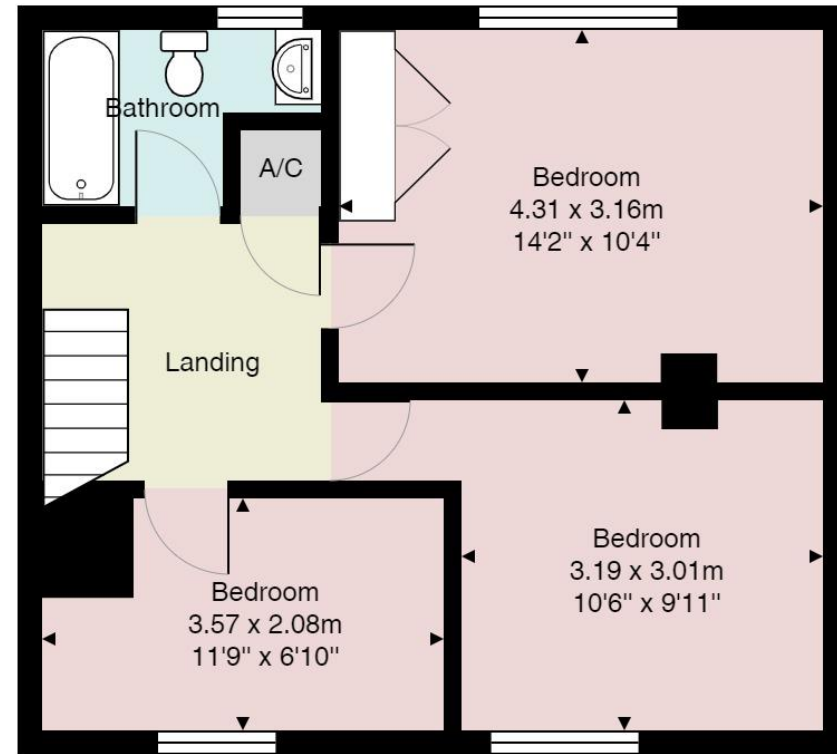
Leaving Kendal on Windermere Road, turn right onto Garth Brow and follow down to the left onto Hallgarth Circle. Turn left onto High Garth and follow the road straight on and to the left (passing the green space on the right). The property is located to the head of the cul de sac on the right hand side.

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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. Please note that planning permission has been submitted by Persimmon Homes on the field behind/side. Further details can be found on Westmorland & Furness Council website Planning Application 2025/0117/FPA
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		
(69-80) C		77
(55-68) D	65	
(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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