



2 HOWGILL CLOSE, BURNESIDE, KENDAL, CUMBRIA, LA9 6QJ  
**£225,000**

**MILNE MOSER**  
SALES + LETTINGS



## 2 HOWGILL CLOSE, BURNESIDE, KENDAL, CUMBRIA, LA9 6QJ



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PARKING

### OVERVIEW

Nestled in the centre of Burneside Village, this semi-detached house is bursting with potential. Although requiring some modernisation, there are well proportioned and generous sized rooms throughout. The large low maintenance garden wraps around the front side and rear of the property reaping rewards from being the corner plot. Burneside is a Lakeland village within the National Park, home to many long standing residents offering up a real sense of community. Located opposite the OFSTED rated 'good' St Oswald's CE Primary School and just round the corner from the local shop, church, cricket and football clubs. Kendal and Windermere are both easily accessible via bus or train with a railway station situated within the village.

### ACCOMMODATION

From Howgill Close, the stoned path lead to the wood effect UPVC front door into:

### HALL

Carpeted flooring, ceiling light and radiator. Stairs lead to the first floor.

### LIVING ROOM

A glass planed wood door leads into a generously sized room with UPVC double glazed windows to the front and rear aspects. There is an electric fire with stone hearth and wooden surround. Carpeted, ceiling light and radiator.







#### KITCHEN

A large room offering ample space for dining as well as cooking. Fitted with a traditional oak wood style base and wall units with stone effect worktops, tiled splashbacks and a stainless steel one and a half bowl sink drainer. There is a freestanding gas oven, hob, dishwasher and washing machine.

#### UTILITY ROOM

Benefiting from a good sized utility room with under stairs cupboard, shelving, ceiling light and frosted double glazed UPVC window to the front aspect. A wood effect UPVC door leads to the side aspect of the property, out into the garden.

#### LANDING

Carpeted landing with full height storage cupboard which houses the boiler. Ceiling light.

#### BEDROOM

A large double room, with double glazed UPVC window to the front aspect, overlooks the front garden, street and local school. Built in storage cupboard, ceiling light and radiator.

#### BEDROOM

The second bedroom also faces the front, with a UPVC double glazed window, built in storage cupboard, ceiling light. and radiator.

#### BEDROOM

The third bedroom has a UPVC double glazed window to the rear aspect. Carpeted with ceiling and radiator.

#### BATHROOM

Frosted UPVC doubled glazed window to the rear aspect. Fitted with an electric MIRA shower with wet room style flooring and tiled walls. Pedestal hand wash basin and WC. Chrome heated towel rail, shelving and ceiling light.





#### EXTERIOR

The generously sized, low maintenance garden which wraps from the front, round the side and to the rear of the property, holds potential for a driveway to be creating for off street parking.

The front garden is attractive with well-established plants and bushes, surrounded by stone chippings.

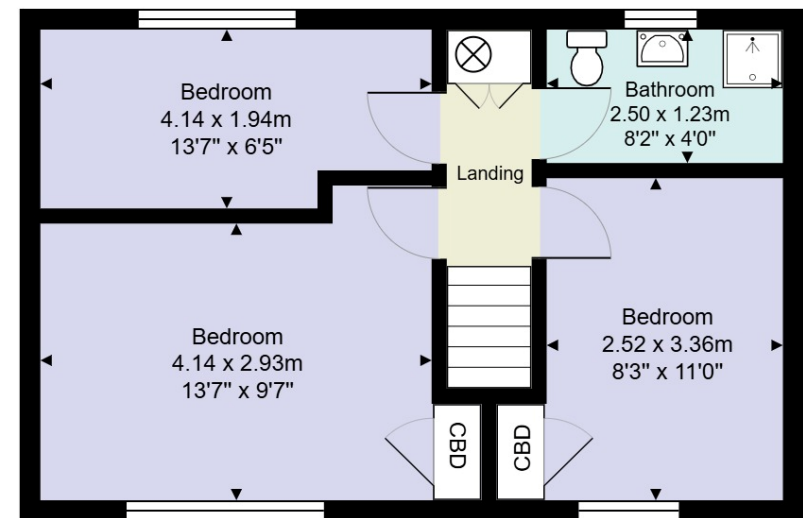
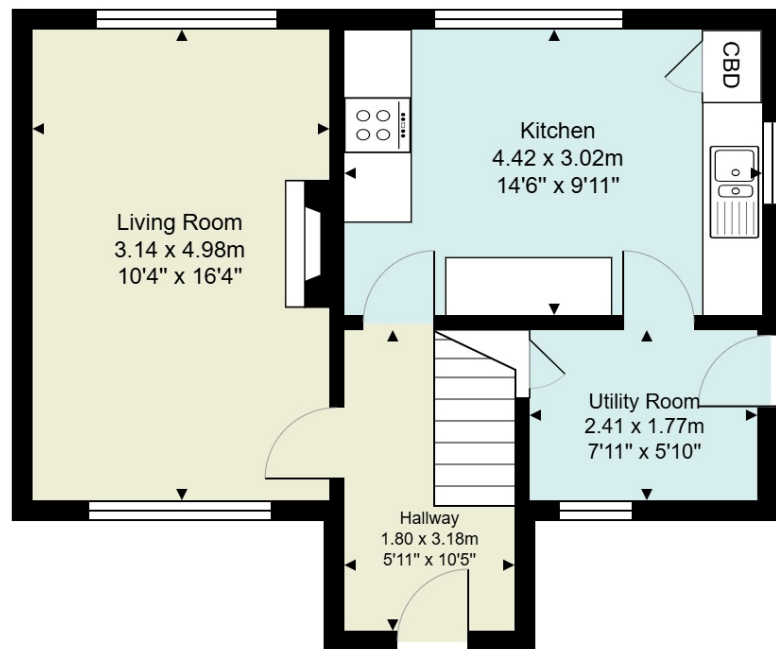
To the side and rear is flagged groundwork with fencing to the boundaries.

#### DIRECTIONS

Leaving Kendal on Burnside Road and once into Burnside turn left onto Howgill Close, right before the primary school. No. 2 is located a short distance along the road before the corner, overlooking the primary school grounds.

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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

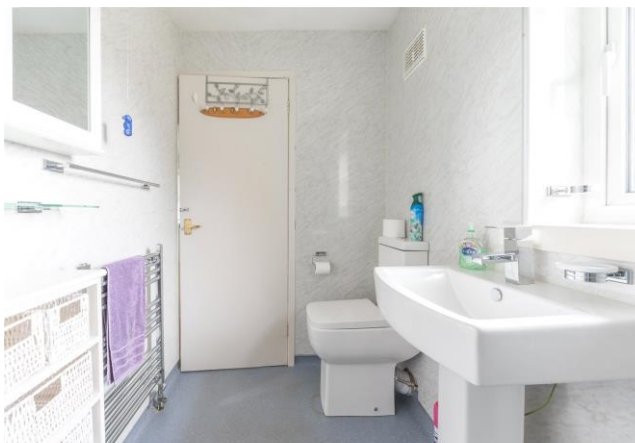
Tenure: Freehold

Council Tax Band: C

EPC Grading: 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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

**Telephone.** 01539 725582

**Email.** [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

### MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



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