



82 GRASMERE CRESCENT, KENDAL, CUMBRIA, LA9 6LN
£225,000

MILNE MOSER
SALES + LETTINGS

82 GRASMERE CRESCENT
KENDAL
CUMBRIA
LA9 6LN



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OVERVIEW

In the same ownership for 60 years, this semi-detached house has proved to be the perfect family home. Positioned with a green space directly to the front and views over Kendal and fields, the property has a feeling of openness and offers well balanced accommodation. The ground floor has a lounge, separate dining room and a kitchen whilst the first floor has three bedrooms - each with pleasant outlooks, and a generous shower room. The level rear garden is enclosed and there is a useful block built outbuilding. Some modernisation is required, however the property has been well maintained and cared for and has potential to be a lovely forever home. Available with no onward chain, a viewing is recommended.

ACCOMMODATION

From the green space, the gated front garden leads to the UPVC double glazed door and into:

ENTRANCE HALL

Stairs with storage space beneath lead to the first floor and there is a ceiling light.

LOUNGE

12' 7" x 15' 7" (3.84m x 4.74m) max

UPVC double glazed window overlooking the green towards fields and hills. A glass partition with sliding door separates the dining room and there is a ceiling light. A tiled fireplace provides a focal point.





DINING ROOM

9' 7" x 5' 7" (2.92m x 1.70m)

UPVC double glazed window to the rear elevation. Ceiling light.

KITCHEN

8' 9" x 11' 1" (2.67m x 3.37m)

Overlooking the rear garden, the kitchen has a UPVC double glazed window and a UPVC double glazed door to the side. Fitted with wood style base and wall units, wood grain effect worktops, tiled splashbacks and a stainless steel sink with drainer. There is space for an electric cooker with hood above, space for a fridge freezer and plumbing for a washing machine. Ceiling light and an extractor.

LANDING

A frosted UPVC double glazed window to the side aspect. Ceiling light and access to the loft.

BEDROOM

10' 10" x 9' 2" (3.29m x 2.81m)

Having a view at the rear over town and trees. Ceiling light, an electric panel heater and a UPVC double glazed window.

BEDROOM

9' 11" x 12' 0" (3.02m x 3.66m)

Overlooking the green at the front and beyond to fields the second double bedroom has a ceiling light and built in cupboard which houses the hot water cylinder. UPVC double glazed window.

BEDROOM

8' 7" x 7' 10" (2.63m x 2.40m) max

The third bedroom also looks towards fields at the front and has a ceiling light and a UPVC double glazed window.



SHOWER ROOM

7' 8" x 5' 6" (2.33m x 1.67m)

Frosted UPVC double glazed windows to the rear and side elevations. The suite comprises a pedestal wash hand basin, WC and walk in shower enclosure fitted a Mira shower. Fully tiled walls, an extractor and two spotlights.

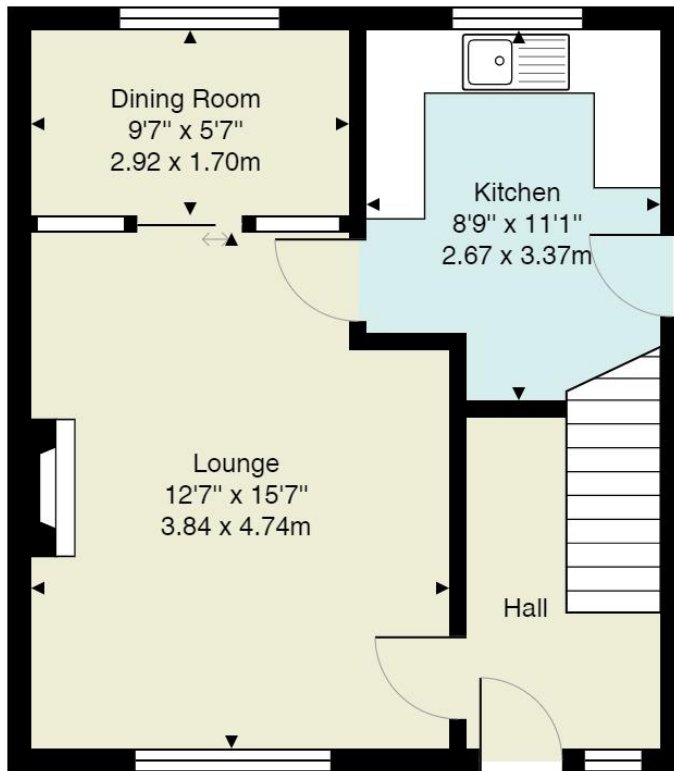
EXTERNAL

At the front of the house is a well-tended lawn with pretty flower borders and steps down to the front door. A gate at the side leads into the rear garden. There is a patio close to the house and a level lawn with central path leading to a gravelled space. Bounded by flower beds and shrubs. There is a block built outbuilding with a UPVC window, timber door and internal measurement of 4' 8" x 8' 0" (1.42m x 2.44m)

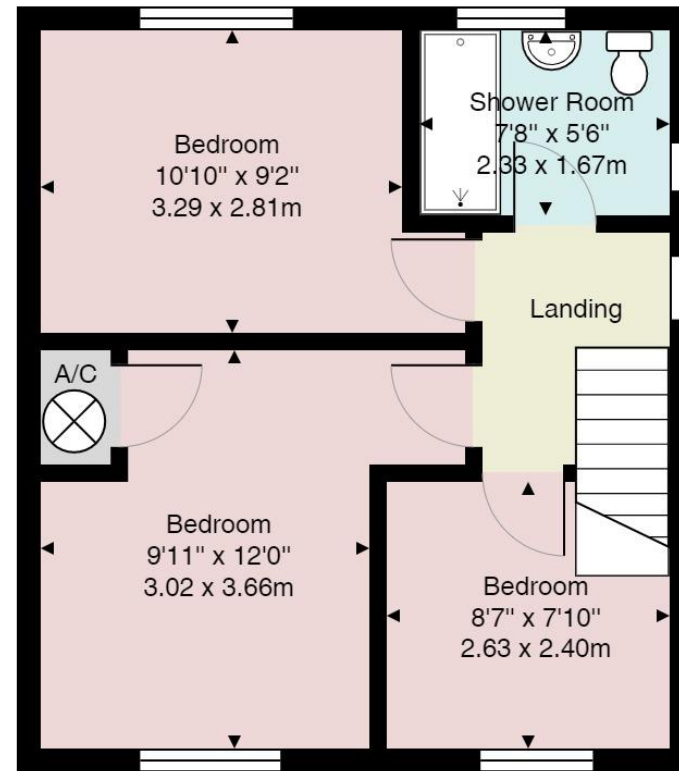
DIRECTIONS

From Kendal Station, proceed on Shap Road turning right onto Appleby Road by The Duke of Cumberland pub. Turn right again onto Sandylands Road and continue passing the shop and post office on the right and play park on the left. Turn left towards Peat Lane and continue up the hill. Turn right into Grasmere Crescent with the property located towards the top of the road on the right hand side.
what3words///remote.hint.fats





Ground Floor



1st Floor

Approx. Total Area: 821 ft² ... 76.3 m²

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

EPC Grading: F. Please note this property may not be let on a residential tenancy with the current rating

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	22 F	
1-20	G		



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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