



3 BARN HOLME, KENDAL, CUMBRIA, LA9 5LP
£240,000

MILNE MOSER
SALES + LETTINGS

3 BARN HOLME KENDAL CUMBRIA LA9 5LP



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OVERVIEW

With open views over playing fields and across town at the rear, this three bedroom semi-detached house will appeal to a range of buyers and would be ideal for first time buyers and young families. The well balanced accommodation comprises a lounge with cosy woodburner, a dining kitchen with lovely view and access to the garden, three bedrooms - two of which are doubles, and a bathroom. The rear garden is a good size and offers plenty of space for recreation and entertaining. Located on the fringes of Kirkbarrow with local primary school on the doorstep plus shop and bus routes close by, this property really must be viewed to be appreciated.

ACCOMMODATION

From Barnholme, steps lead down the cheery green front door and into:

HALL

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

LOUNGE

12' 11" x 13' 11" (3.94m x 4.25m)

A welcoming room with a bright painted chimney breast set with a woodburner on a stone plinth. Wood effect flooring, UPVC double glazed window, a ceiling light and radiator. A good sized under stairs cupboard houses the Worcester boiler and has a light and a frosted UPVC double glazed window.





KITCHEN DINER

16' 5" x 6' 11" (5.00m x 2.12m)

A UPVC double glazed window faces the rear aspect with view over the garden and playing fields towards distant hills. Fitted with white gloss base and wall units, dark wood effect worktops and a stainless steel one and a half bowl sink with drainer. There is an integrated microwave, space for a gas cooker with hood above, space for a fridge freezer and plumbing for a washing machine. Tiled splashbacks, a practical tiled floor, two ceiling lights and a radiator. A frosted UPVC double glazed door leads to the rear garden and there is a smaller UPVC double glazed window.

LANDING

A UPVC double glazed window faces the side aspect. Ceiling light and access via a ladder to the loft.

BEDROOM

8' 11" x 12' 0" (2.73m x 3.67m)

A UPVC double glazed window faces the rear elevation with wonderful open view over Kendal towards distant hills. Ceiling light and a radiator.

BEDROOM

9' 8" x 9' 2" (2.93m x 2.79m)

Facing the front aspect, the second double bedroom has a ceiling light, UPVC double glazed window and radiator.

BEDROOM

7' 2" x 8' 7" (2.19m x 2.62m) max

Also facing the rear and having an excellent outlook, the third bedroom has a UPVC double glazed window, radiator and ceiling light.



BATHROOM

6' 5" x 5' 11" (1.96m x 1.80m)

Frosted UPVC double glazed window to the front elevation. Fitted with a white suite comprising a bath with mixer above, a pedestal wash hand basin and WC. There is white tiling, an extractor, a ceiling light and radiator.

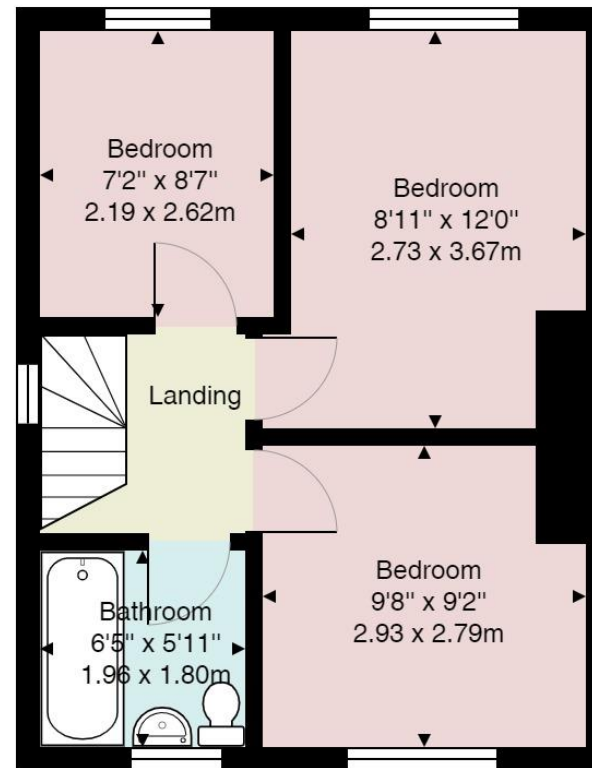
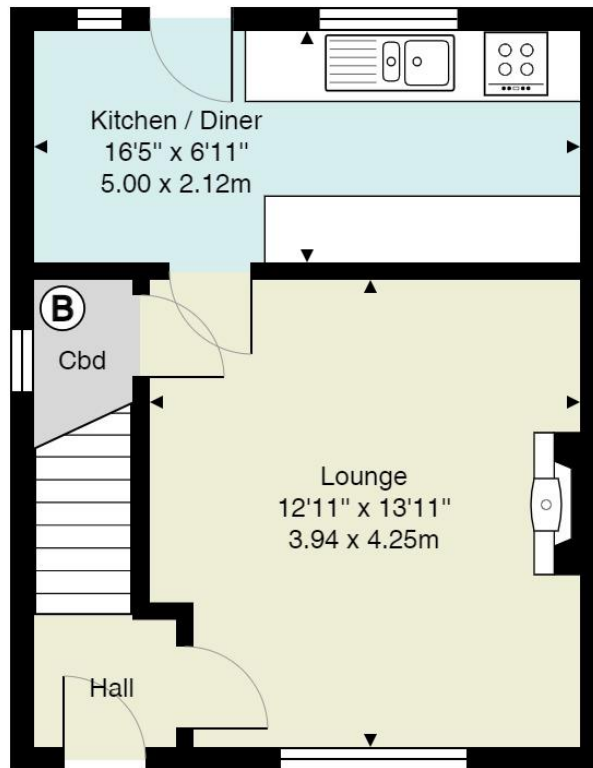
EXTERNAL

At the front of the house is a well planted border and garden enclosed by hedging with steps leading down to the front door. A path and gate at the side leads into the rear garden. The rear garden is a good size with views from the patio across to hills. A flower bed separates the patio and lawn and there is an external tap and light.

DIRECTIONS

Entering Kendal on Milnthorpe Road, A6, continue onto the one way system and past the parish church. Turn left by Lakeland Fireplaces onto Gillinggate and then left onto Anchorite Fields. At the mini roundabout turn right up the hill on Greengate Lane. Pass Ghyllside School and playing field and at the next roundabout turn right onto Barnholme. The property is on the right hand side.
what3words:///bunch.glitz.bliss





Approx. Total Area: 706 ft² ... 65.6 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

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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

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