



19 PARK STREET, KENDAL, LA9 5QP
£250,000

MILNE MOSER
SALES + LETTINGS

19 PARK STREET

KENDAL

LA9 5QP



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OVERVIEW

Having been updated and modernised throughout, this two bedroom mid terraced house is ready to move into and available with no onward chain. Modern decor and fittings blend well with the traditional features - the dining kitchen and lounge are semi open plan, perfect for modern living and there is a useful rear porch/utility. On the first floor are two doubles and a shower room. Outside is a lovely courtyard style garden with flower and shrub borders, seating area and a garden shed. Gas centrally heated and UPVC double glazed, the property is ideal for first time buyers or those looking for an easily managed home within walking distance of the town centre, riverside and leisure centre.

ACCOMMODATION

A smart front door leads into:

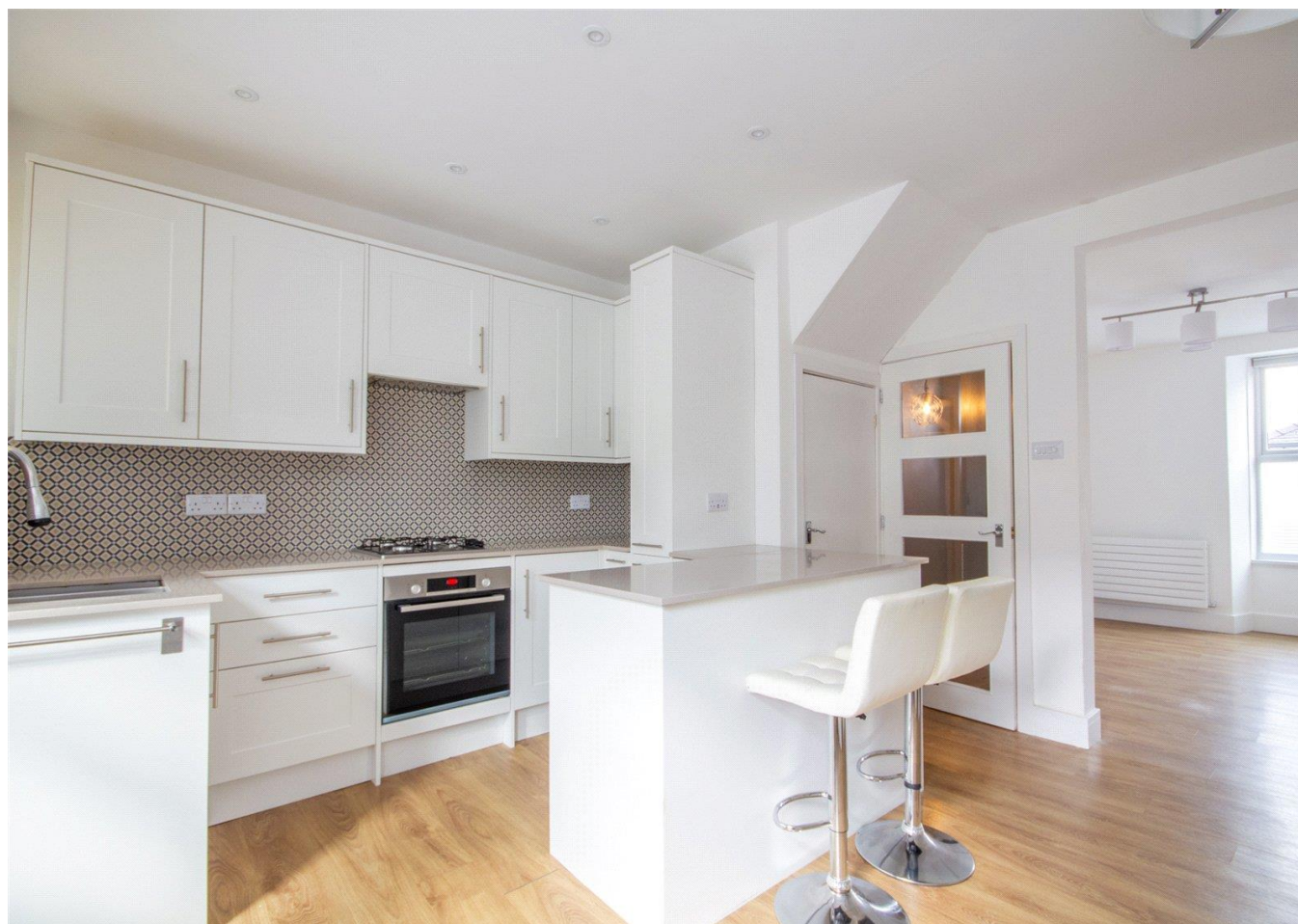
HALL

Decorated in contemporary grey/blue tones, the hallway has stairs to the first floor, a modern vertical radiator, ceiling light and hanging space for coats. A glazed door to the kitchen allows natural light into the space along with the skylight on the stairs.

KITCHEN DINER

15' 0" x 13' 0" (4.57m x 3.96m)

A lovely room, fitted with modern white shaker style base and wall units, slim profile polished worktops and mosaic tile effect acrylic splashbacks. Under unit lighting, an inset one and a half bowl sink, pull out larder units and space for a fridge freezer. Gas hob with hood above and an electric oven. The worktops incorporate a breakfast bar and there are downlights to the





ceiling, a modern radiator, a ceiling light, understairs cupboard and traditional alcove cupboard. A UPVC double glazed window overlooks the rear courtyard and there is open access to the lounge.

LOUNGE

10' 1" x 12' 6" (3.09m x 3.80m) average

UPVC double glazed window facing the front aspect. Recessed modern gas fire with alcove cupboards to either side, a ceiling light and modern radiator. Laminate style flooring runs through from the kitchen diner

REAR PORCH/UTILITY

6' 8" x 5' 4" (2.04m x 1.62m)

UPVC double glazed to two sides, the useful porch has plumbing for a washing machine, a ceiling light and door leading to the courtyard garden.

LANDING

A skylight allows natural light into the stairwell and there is a ceiling light and deep shelved cupboard housing the Worcester boiler.

BEDROOM

14' 6" x 12' 7" (4.42m x 3.83m)

A generous double bedroom with two UPVC double glazed windows to the front elevation. Two ceiling lights, a modern radiator and large wardrobe unit with lighting, sliding doors, hanging space and central shelved unit.

BEDROOM

8' 4" x 10' 0" (2.54m x 3.05m) max

Having a pleasant outlook over gardens and rooftops, the second bedroom has a modern radiator, ceiling light and UPVC double glazed window.

SHOWER ROOM

5' 5" x 9' 8" (1.64m x 2.96m) max

Frosted UPVC double glazed window to the rear aspect. Fitted with a vanity hand basin with cupboards beneath, a WC and large shower tiled shower enclosure and Bristan shower. Tiled floor, chrome heated towel rail, downlights and an illuminated mirror.



EXTERNAL

Making the most of available space, the rear courtyard has tiered gravel areas, pretty shrub borders, seating areas and honeysuckle clambering up a rear wall. Light and tap. The shed is to stay and there is a gate to the rear lane.

DIRECTIONS

From Milnthorpe Road, A6, turn onto Romney Road at the traffic lights and then the first left onto Park Street (one way). The property is located two thirds of the way down to the right hand side.

what3words:///herds.rash.shine







GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold
 Council Tax Band: C

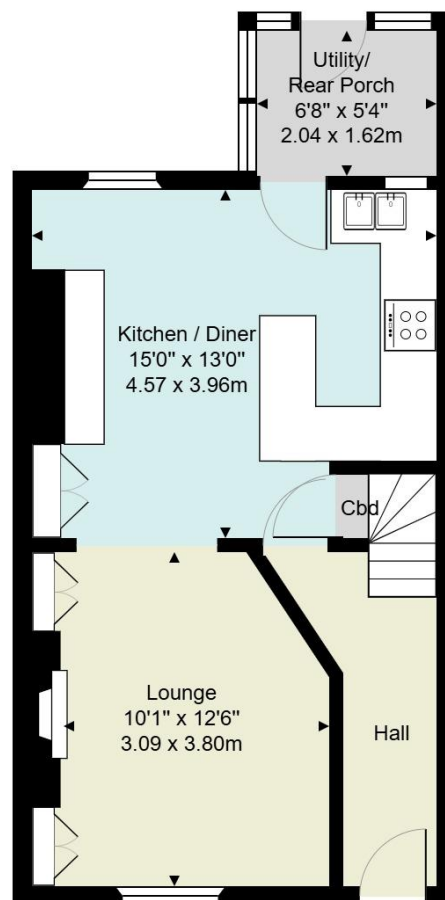
To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

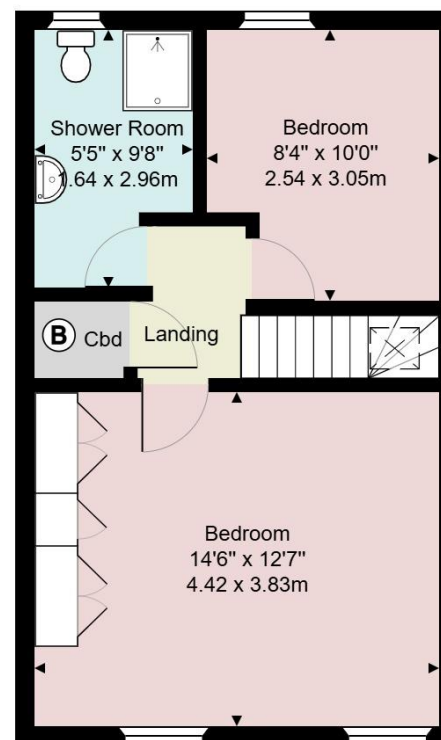


ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:
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Ground Floor



1st Floor

Approx. Total Area: 824 ft² ... 76.6 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

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