



4 QUEEN STREET, KENDAL, CUMBRIA, LA9 4LF  
**£330,000**

**MILNE MOSER**  
SALES + LETTINGS

# 4 QUEEN STREET

KENDAL

CUMBRIA

LA9 4LF



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## OVERVIEW

Located within Kendal Conservation Area with green space, countryside walks and access to the town centre all within easy reach, this two bedroom mid terraced house is worthy of viewing. Sympathetically updated by the current owners, the property blends traditional with the new, seamlessly creating a tasteful and elegant home. The period doors have been retained, bespoke oak shutters fitted, a stylish four piece bathroom suite installed and an impressive kitchen. A laundry room and ground floor cloakroom have also been added and there is a useful cellar. Making the most of the outside space, the rear courtyard has been flagged to ensure there is room for al fresco dining, pots and greenery. A lovely example of a traditional terraced house which has been elevated to the next level.

## ACCOMMODATION

Steps lead up to the traditional front door and into:

## HALL

Full of character features and setting the tone for the property, the hall has a radiator, ceiling light, tiled floor and stairs to the first floor.

## LOUNGE

10' 9" x 10' 1" (3.27m x 3.07m)

A sash window with bespoke oak shutters faces into Queen Street. A wood burner is set on a slate hearth with lintel above and there are traditional alcove cupboards to either side. Radiator, ceiling light and Ted Todd hardwood flooring.





#### KITCHEN

13' 3" x 10' 1" (4.03m x 3.08m)

Updated in recent years and now featuring cream shaker style base and wall units, granite worktops, central island and metro style tiling. There is a six burner Smeg range cooker with Smeg double hood above, an integrated fridge freezer and dishwasher. A one and a half bowl sink is set in the island and there are cafe style pendant lights and a radiator. Double glazed French doors lead to the rear courtyard and stairs lead down to the cellar.

#### UTILITY/LAUNDRY

5' 6" x 5'0" (1.68m x 1.52m)

Having a wall mounted Vaillant boiler, plumbing for a washing machine, space for a dryer, a ceiling light and radiator.

#### WC

A frosted double glazed window, WC and a wash hand basin. Further natural light from a Velux skylight, a wall light and radiator.

#### LANDING

Ceiling light and attractive period doors to the two bedrooms and bathroom.

#### BEDROOM

13' 8" x 10' 0" (4.18m x 3.05m)

A lovely double bedroom with two sash windows each with bespoke oak shutters. Period fireplace, Ted Todd hardwood flooring, two radiators and a ceiling light.

#### BEDROOM

7' 8" x 10' 2" (2.33m x 3.11m)

At the rear of the house, the second bedroom has a sash window, radiator and ceiling light. Built in double wardrobe and a period fireplace and Ted Todd hardwood flooring.

#### BATHROOM

7' 0" x 7' 2" (2.12m x 2.19m)

Updated and reconfigured, the bathroom now boasts a four piece suite comprising a freestanding roll top bath with central taps and claw feet, a pedestal hand basin, WC and shower cubicle. Anthracite heated towel rail, a ceiling light and fully tiled walls and floor in an attractive grey stone effect. A frosted sash window faces the rear aspect.



#### CELLAR

11' 10" x 13' 2" (3.61m x 4.02m)

Stone steps lead down from kitchen into the cellar. Flagged floor, power and light. A sash window faces the front and there is limited head height.

#### EXTERNAL

Having been landscaped with flags, the rear courtyard has space for pots and furniture and there is a gate to the rear access lane.

External light and tap plus a wood store.

#### DIRECTIONS

From the Town Hall, proceed up All Hallows Lane and round the bend onto Beast Banks. Continue onto Greenside. Queen Street is on the right hand side before the crossroads.

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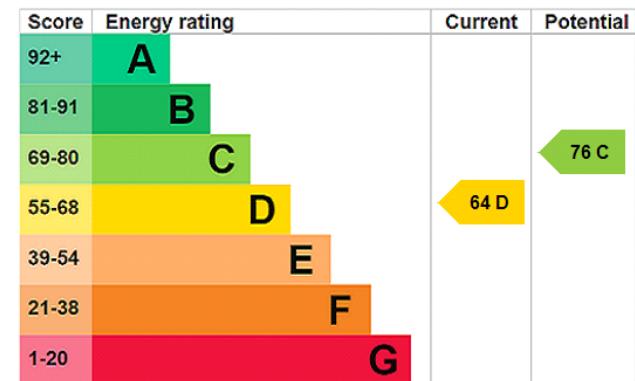
#### GENERAL INFORMATION

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



#### 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)



Approx. Total Area: 876 ft<sup>2</sup> ... 81.4 m<sup>2</sup>

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

# 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. [miln thorpe property@milnemoser.co.uk](mailto:miln thorpe property@milnemoser.co.uk)



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