



35 KENTWOOD ROAD, KENDAL, CUMBRIA, LA9 5JX
£250,000

MILNE MOSER
SALES + LETTINGS

35 KENTWOOD ROAD
KENDAL
CUMBRIA
LA9 5JX



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GARAGE &
PARKING

OVERVIEW

Located to the south of Kendal with excellent transport links, this two bedroom property is perfect for buyers who wish to modernise and update to their own tastes. There is scope to re configure and extend (subject to planning) and create a lovely family home. On the ground floor is a generous lounge and dining space with access to the garden plus a kitchen. The first floor has two bedrooms (one with lovely view) and a bathroom. There is built in storage throughout the property - a real bonus. Being on a corner, the plot wraps around the front and side with a driveway and garage at the rear plus an enclosed rear garden. Available with no onward chain, the property has gas central heating and UPVC double glazing.

ACCOMMODATION

From the front path, a UPVC double glazed door leads into:

HALL

Having part wood effect ply panelled walls, a ceiling light and stairs to the first floor. There are two under stairs cupboards - one housing the Biasi boiler.

LOUNGE

12' 2" x 14' 1" (3.70m x 4.28m) into bay

A UPVC double glazed box bay window faces the front aspect and partial view towards open countryside. Morso multi fuel stove, a ceiling light and radiator. Open access to the dining area.





DINING ROOM

9' 11" x 12' 1" (3.02m x 3.68m)

Accessing the rear garden, the dining room has a ceiling light, radiator and UPVC double glazed window and door.

KITCHEN

8' 2" x 8' 11" (2.50m x 2.73m)

A UPVC double glazed window faces the side aspect and there is a door to the rear garden. Fitted with oak style base and wall units, pale worktops and a stainless steel sink and drainer. Space for an electric cooker, plumbing for a washing machine and space for a fridge freezer. Ceiling light and a radiator.

LANDING

A UPVC double glazed window faces the side elevation and has a pleasant outlook. Open fronted walk in cupboard, a ceiling light and access to the loft.

BEDROOM

12' 1" x 9' 7" (3.69m x 2.93m) max

Having a lovely view over rooftops towards open countryside and hills, the larger double bedroom has three built in wardrobes, a ceiling light and radiator.

BEDROOM

9' 11" x 8' 8" (3.02m x 2.65m)

Located at the rear of the property and partially within the roof space, the second double bedroom has a UPVC double glazed window, ceiling light and radiator.

BATHROOM

8' 2" x 5' 5" (2.50m x 1.64m)

A frosted UPVC double glazed window faces the rear elevation. Updated but requiring some finishing, the bathroom is fitted with a vanity hand basin, concealed cistern WC and a bath with shower above and screen. Marble effect countertops, cupboards, an extractor and ceiling light. Aqua board panelling and tiling to the walls.



EXTERNAL

The front garden has been laid with crazy paving for ease and a path leads to the front door. A level lawn at the side could offer potential to extend, subject to planning (permission was previously granted in 2019 however this application has now expired). The enclosed rear garden is flagged and there is a wood store and side gate.

GARAGE

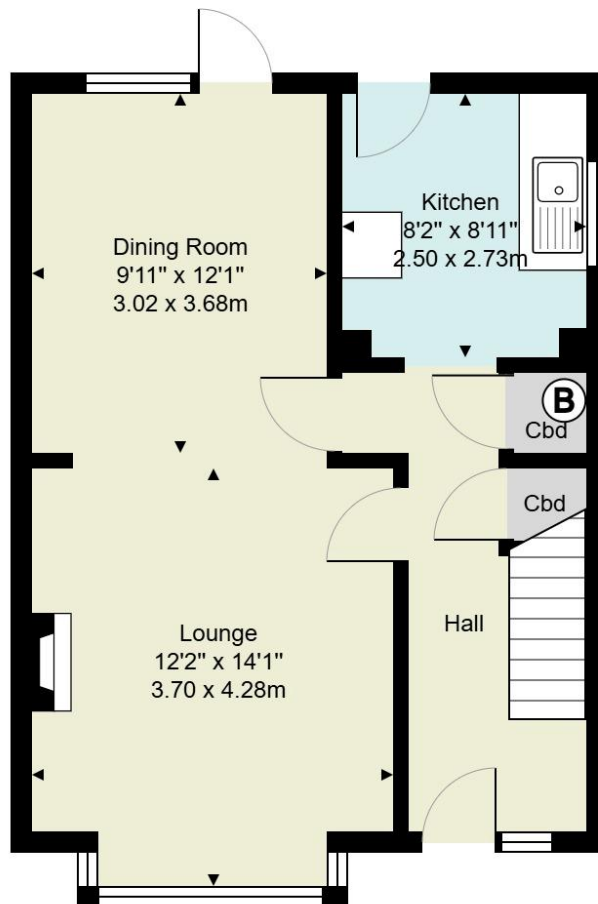
9' 4" x 17' 1" (2.84m x 5.21m) approx.

Having an up and over door plus a pedestrian door to the rear garden.

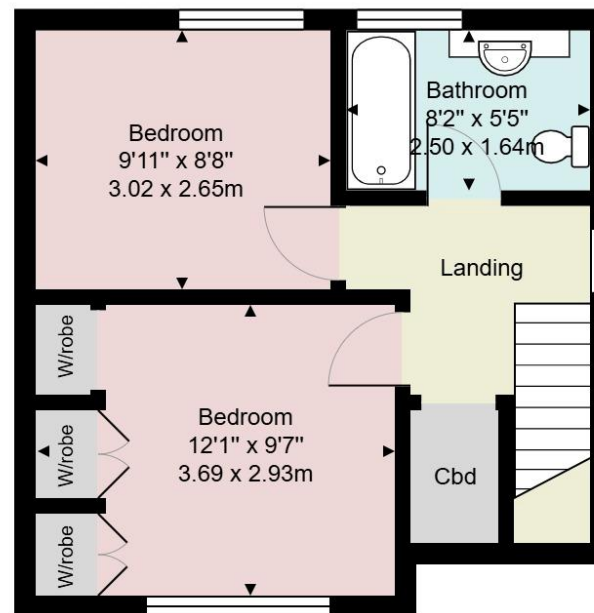
DIRECTIONS

Leaving Kendal on Milnthorpe Road, A6, proceed past Romneys and Stonecross Manor. Turn left onto Kent Park Avenue and then right again at the crossroads onto Bellingham Road. Turn right onto Kentwood Avenue with the property being the second on the left.
what3words:///froze.desk.toys





Ground Floor



1st Floor

Approx. Total Area: 819 ft² ... 76.1 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: 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		
55-68	D	64 D	71 C
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

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