



6 GLEBE ROAD, KENDAL, CUMBRIA, LA9 5BY  
**£220,000**

**MILNE MOSER**  
SALES + LETTINGS



6 GLEBE ROAD  
KENDAL  
CUMBRIA  
LA9 5BY



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PARKING

#### OVERVIEW

Perfect for young families, first time buyers or those looking to downsize, this three bedroom mid terraced house is available with no onward chain. There is a lounge and kitchen diner on the ground floor whilst on the first floor, two of the three bedrooms are doubles and there is a modern shower room. Externally, there is a level rear garden plus all important off road parking at the front. Well positioned for the town centre, primary and secondary schools, Kendal College and Leisure Centre. Gas central heating (new boiler installed February 2023) and UPVC double glazed (less one window).

#### ACCOMMODATION

From the driveway parking at the front, a frosted half glazed door leads into:

#### HALL

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

#### LOUNGE

13' 0" x 13' 10" (3.95m x 4.21m) max

UPVC double glazed window facing the front elevation. A stone fireplace provides a focal point and there is a grate for an open fire and alcove shelving. Radiator and a ceiling light. The generous under stairs cupboard has a light, window and houses the Worcester boiler.







#### KITCHEN DINER

16' 5" x 7' 0" (5.01m x 2.13m)

Three UPVC double glazed window looking out over the rear garden plus an external door. Fitted with pale beech style base and wall units, speckled style worktops and tiled splashbacks. There is a stainless steel one and a half bowl sink with drainer, an electric oven (non working) and a gas hob with canopy above. Integrated fridge freezer, a ceiling light and radiator.

#### LANDING

Having access to the loft and a ceiling light. A deep over stairs cupboard provides all important storage.

#### BEDROOM

8' 10" x 12' 0" (2.70m x 3.67m)

UPVC double glazed window to the rear aspect with outlook over gardens. Radiator and a ceiling light.

#### BEDROOM

10' 2" x 9' 0" (3.09m x 2.75m)

Facing the front elevation with a pleasant side view. Period style fireplace, a radiator and ceiling light.

#### BEDROOM

7' 2" x 8' 8" (2.18m x 2.65m)

Also facing the rear aspect, the third bedroom has a UPVC double glazed window, ceiling light and radiator.

#### SHOWER ROOM

7' 7" x 5' 7" (2.30m x 1.71m)

Fully tiled, the shower room is fitted with a modern suite comprising walk in shower enclosure, a wash hand basin and a WC. Shaver point, downlights and a chrome heated towel rail. Frosted UPVC double glazed window.





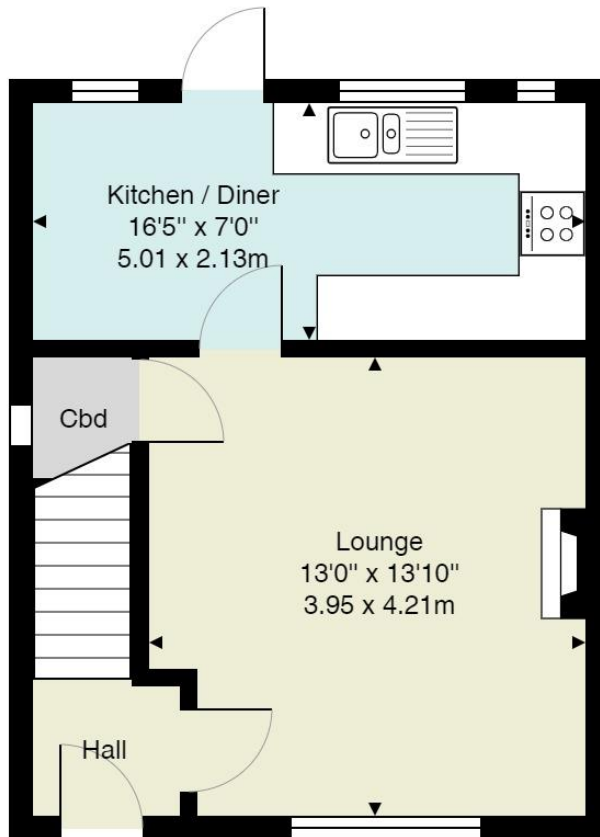
#### EXTERNAL

Off road parking has been created at the front the property and there is a ginnel running between number 4 and 6 to the rear gardens. At the rear is a level grassed garden space enclosed by hedging, trees and shrubs. There is a patio by the house, a shed and an external tap.

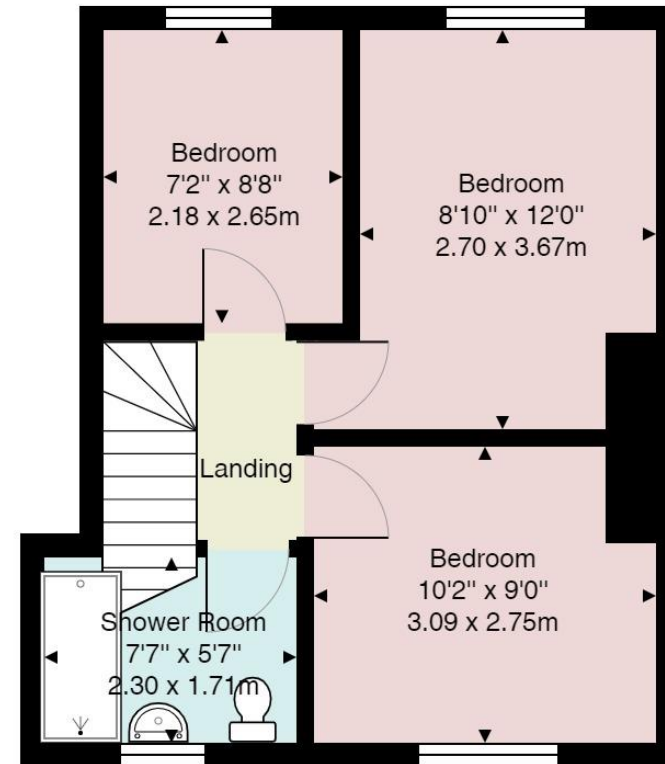
#### DIRECTIONS

Entering Kendal from the south on Milnthorpe Road, A6, proceed through the traffic lights by the college and take the second left onto Glebe Road/Kirkbarrow Development. Pass Glebe Rise Cottages and as the road levels out, the property is located to the left hand side.  
[what3words.com/models.oven.back](http://what3words.com/models.oven.back)





Ground Floor



1st Floor

Approx. Total Area: 715 ft<sup>2</sup> ... 66.4 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









#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

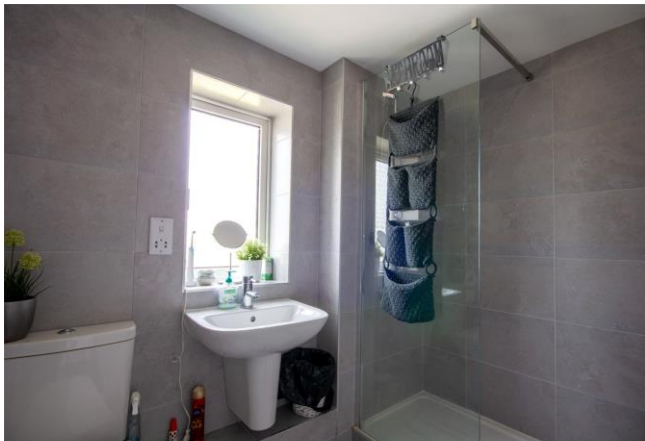
Tenure: Freehold

Council Tax Band: B

The Worcester boiler was installed in February 2023.

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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 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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# MILNE MOSER

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