



45 SILVER HOWE CLOSE, KENDAL, CUMBRIA, LA9 7NW
£425,000

MILNE MOSER
SALES + LETTINGS

45 SILVER HOWE CLOSE KENDAL CUMBRIA LA9 7NW



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GARAGE &
PARKING

OVERVIEW

With outstanding westerly views at the front, generous accommodation and a great location, this detached bungalow is perfect for buyers looking to downsize to an easily managed home. The view can be enjoyed from the good sized lounge and there is a separate dining room, ideal for entertaining. The kitchen is fitted with white units and opens into the conservatory. Both bedrooms are spacious doubles and there is a shower room. Externally, the bungalow has a pretty front garden and an enclosed level rear garden. The garage has an electric door and there is driveway parking. Well located for the local amenities of doctors, shop and supermarket, hospital and bus routes. Gas central heating, UPVC double glazing and no onward chain.

ACCOMMODATION

Steps from the driveway lead up to a terrace - the perfect spot for a bench, and to the UPVC double glazed door.

HALL

Wood style flooring, a built in double coat cupboard and access to the loft. Radiator and downlights.

LOUNGE

9' 11" x 17' 11" (3.02m x 5.46m)

UPVC double glazed windows face the front and side aspects - the view to the front is fantastic, 180 degrees over Kendal rooftops towards Scout Scar and Lakeland Fells beyond. Gas fire set to a wooden surround with long mantel shelf, radiator and ceiling light. Louvre doors connect to the dining room.





DINING ROOM

7' 11" x 11' 11" (2.42m x 3.62m)

UPVC double glazed window overlooking the rear garden. Ceiling light and a radiator.

KITCHEN

9' 11" x 8' 8" (3.02m x 2.64m)

Fitted with white gloss base and wall units, grey speckled worktops and a one and a half bowl stainless steel sink with drainer. Gas hob with hood above, an electric double oven, space for an undercounter fridge and plumbing for a slimline dishwasher. There is a breakfast bar, radiator and downlights. A UPVC double glazed window faces into the conservatory and there is additional natural light from a sun tunnel.

CONSERVATORY

9' 4" x 6' 2" (2.85m x 1.89m)

Overlooking the rear garden, the conservatory is the ideal place for a cup of tea in a comfy seat. UPVC double glazed to three sides, two external doors and a polycarbonate roof. Downlights.

BEDROOM

13' 11" x 10' 2" (4.24m x 3.09m)

UPVC double glazed window facing the rear elevation. A good sized double bedroom with a ceiling light and radiator.

BEDROOM

10' 5" x 10' 10" (3.18m x 3.31m)

The second double bedroom enjoys the spectacular view at the front and has a radiator, ceiling light and UPVC double glazed window.



SHOWER ROOM

7' 8" x 7' 7" (2.34m x 2.31m)

Frosted UPVC double glazed window to the front aspect. Fitted with a vanity hand basin with cupboards beneath, a WC and large shower cubicle. A shelved cupboard houses the Ideal boiler and there are downlights, a radiator, extractor and wall cabinet with mirrored door. The walls and ceiling have been clad in PVC for easy maintenance.

EXTERNAL

A block paved driveway at the front leads to the garage and there are steps leading up to the front terrace. The front garden is mainly lawned with ornamental shrub borders. There is access at either side to the rear garden. The level rear garden is also lawned with a patio area at the side, herbaceous borders, shrubs and a shed.

GARAGE

9' 11" x 18' 0" (3.02m x 5.49m)

Electric remote controlled up and over door, power and light. There is a workbench, storage cupboard, a radiator and tap.

DIRECTIONS

Leaving Kendal on Burton Road, A65, proceed to the traffic lights, turning sharp left onto Heron Hill. Turn right by the shop onto Esthwaite Avenue and follow up and round the hill. Turn left onto Silver Howe Close and follow right to the end into the cul de sac.

The property is to the right hand side.

what3words.com/tender.sage.rust







GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



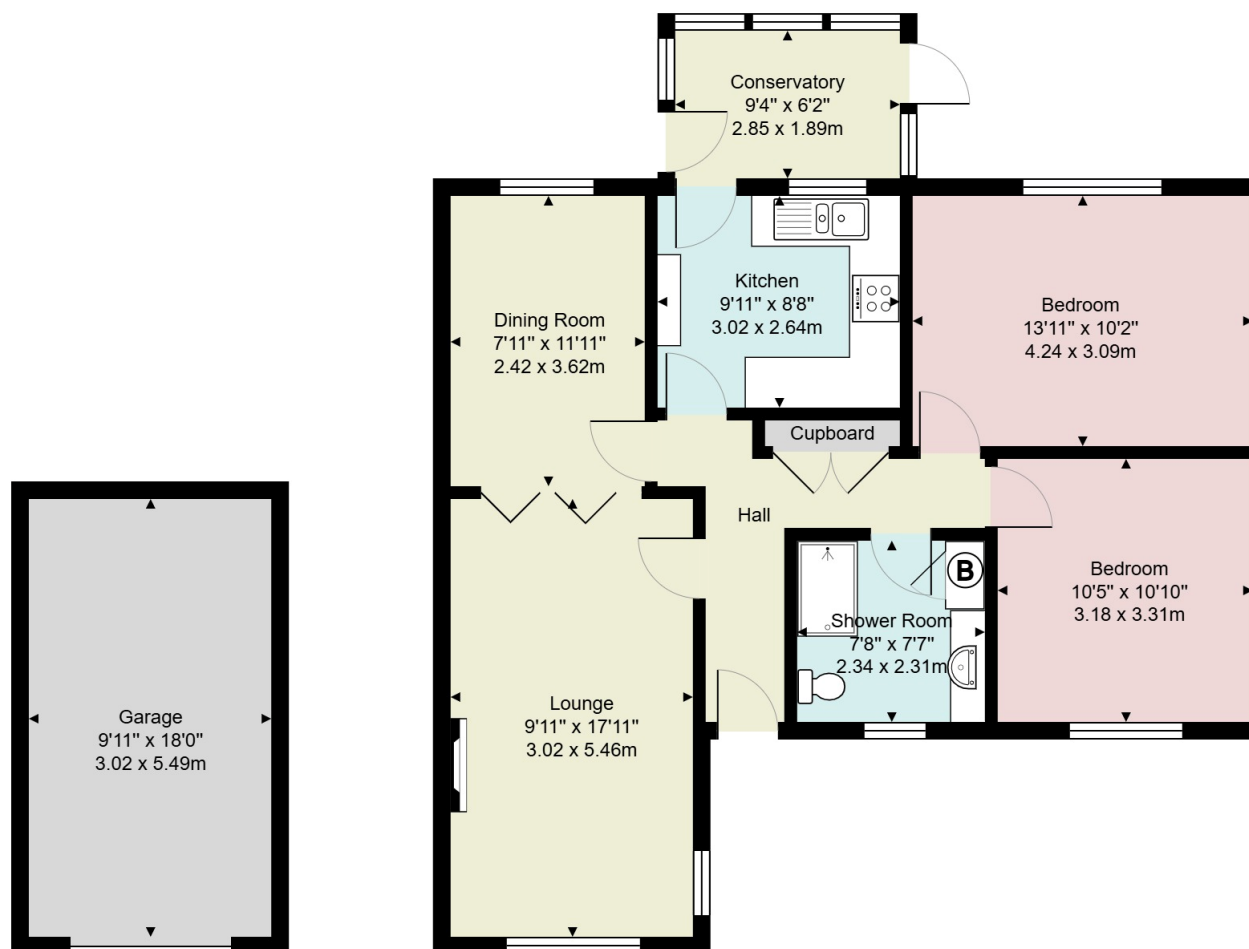
ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk



Approx. Total Area: 1033 ft² ... 96.0 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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KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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