



5 ROWAN TREE CRESCENT, KENDAL, CUMBRIA, LA9 6AW
£375,000

MILNE MOSER
SALES + LETTINGS

5 ROWAN TREE CRESCENT KENDAL CUMBRIA LA9 6AW



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GARAGE &
PARKING

OVERVIEW

Located off Sedbergh Road/Castle Green Lane in a desirable area, this three bedroom detached bungalow is ideal for buyers wanting to future proof their next home. The level accommodation is well balanced with the pleasant lounge/diner and kitchen to one side of the bungalow and three bedrooms (two doubles and a generous single) and the bathroom to the other giving a feeling of space whilst retaining privacy for the bedrooms. There are front and rear garden spaces plus driveway parking and a garage. The property does require modernisation, however there is excellent scope with what is already a good layout. Available with no onward chain, the property is gas centrally heated and has double glazing.

PORCH

A further glazed door leads to the hallway and there is a practical tiled floor.

HALL

An L shaped hallway with the bedrooms and bathroom off to one side. Two double built-in cupboards provide valuable storage, one being shelved and the other with a rail for coats. Two ceiling lights, a radiator and access to the loft.

LOUNGE DINER

10' 10" x 17' 10" (3.30m x 5.44m)

A large UPVC double glazed window overlooks the front garden and there is a further UPVC double glazed window to the side. Two radiators, a ceiling light and two wall lights. Open Reach socket.





ACCOMMODATION

Approaching over the driveway and front garden, a path leads to the UPVC double glazed door and into:

KITCHEN DINER

14' 10" x 8' 0" (4.52m x 2.43m) excluding cupboards
Overlooking the rear garden, the kitchen is fitted with beige base and wall units, wood grain effect worktops, tiled splashbacks and a stainless steel one and half bowl sink with drainer. There is space for an under counter fridge, an electric cooker and plumbing for a washing machine. A double cupboard with sliding doors houses the hot water cylinder and there are two further built-in shelved cupboards. Radiator, a ceiling light, a double glazed window and an external door.

BEDROOM

9' 10" x 11' 3" (3.00m x 3.42m)

A UPVC double glazed window faces the rear aspect and there is a radiator and ceiling light.

BEDROOM

9' 10" x 12' 6" (3.00m x 3.82m)

Another good sized double bedroom with a ceiling light, radiator and UPVC double glazed window.

BEDROOM

7' 5" x 9' 4" (2.25m x 2.84m)

UPVC double glazed window facing the front elevation. Radiator and a ceiling light.

BATHROOM

7' 6" x 7' 0" (2.27m x 2.13m)

A frosted UPVC double glazed window faces the rear aspect. Fitted with a coloured suite comprising bath, pedestal wash hand basin and a WC. The walls have been part tiled and there is a radiator and ceiling light.



EXTERNAL

Sitting centrally on the plot, there are garden spaces to both the front and rear of the bungalow plus driveway parking and a garage. The front garden is lawned and bounded by evergreens and borders planted with hypericum and roses. Paths lead to either side into the rear garden. Also lawned and planted with evergreens, the rear garden has a lovely mature camellia and holly trees. Adjacent to the back door is an outhouse with a light and houses the boiler.

GARAGE

8' 6" x 18' 6" (2.60m x 5.64m)

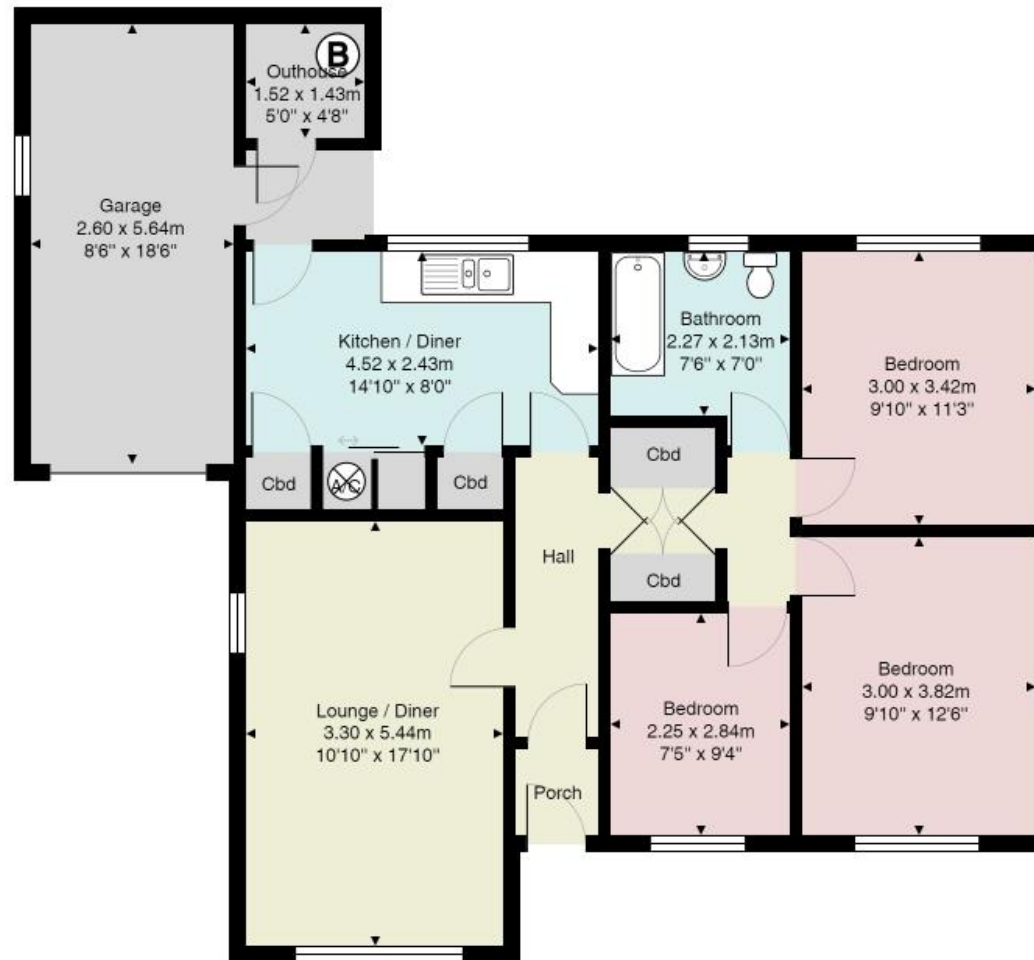
Having an up and over door, UPVC double glazed window at the side and a glazed pedestrian door. Power, light and tap.

DIRECTIONS

Leaving Kendal on Castle Street, continue under the railway bridge onto Sedbergh Road. Continue past Sandylands Road and the allotments and onto Castle Green Lane after the crossing. Turn left onto Oak Tree Road and then right onto Rowan Tree Crescent. The property is a short distance to the left hand side.

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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: E

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

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