



3 LOWER CASTLE PARK, KENDAL, CUMBRIA, LA9 7BW
£265,000

MILNE MOSER
SALES + LETTINGS

3 LOWER CASTLE PARK KENDAL CUMBRIA LA9 7BW



2



2



1



PARKING

OVERVIEW

Located within walking distance of town and positioned at the end of a small cul de sac, this easily managed two bedroom house will appeal to a range of buyers. Boasting off road parking, a conservatory and a rear garden. A utility porch has been added at the front and there is a well fitted dining kitchen, lounge and the conservatory overlooks the garden. Both bedrooms are doubles and have pleasant outlooks and there is a bathroom with white suite. A generous undercroft runs beneath the property - perfect for garden tools and household items. Available with no onward chain.

ACCOMMODATION

From the parking area, a half glazed wooden door leads into:

PORCH/UTILITY

6' 2" x 4' 9" (1.89m x 1.44m)

A useful addition to the property with space for coats and shoes plus plumbing for a washing machine and vent for a tumble dryer. Double glazed windows to the front and side and Karndean flooring.

KITCHEN DINER

14' 3" x 7' 9" (4.34m x 2.35m) plus stairwell and cupboard space
A double glazed window faces the front aspect. Oak style base and wall units, speckled worktops, tiled splashbacks and a stainless steel sink with drainer. The Karndean flooring continues from the porch and there is a radiator, two ceiling lights and under unit lighting. Electric cooker with hood above, space for a fridge and freezer and plumbing for a dishwasher. There is space for a





table and stairs lead to the first floor. There is a large walk in cupboard with light.

LOUNGE

14' 3" x 10' 10" (4.34m x 3.30m)

A good sized space with two double glazed windows - one to the side and one facing into the conservatory. Wood style flooring, a radiator, and ceiling light. Wooden fire surround with a pale plinth and an electric fire. The understairs cupboard has a light, hanging space for coats and houses the Vaillant boiler.

CONSERVATORY

13' 0" x 7' 5" (3.96m x 2.27m)

UPVC double glazed to three sides - one side has privacy glass, and a polycarbonate roof. A door leads to the rear garden and there is a radiator and wall light.

LANDING

A double glazed window faces the side elevation and there is a ceiling light. Access via a ladder to the part boarded loft which also has a light. Space saving double doors lead to the two bedrooms.

BEDROOM

14' 3" x 7' 11" (4.34m x 2.40m) inc wardrobes

A double glazed window overlooks the cul de sac at the front and across to trees at the side. There are two double wardrobes with hanging space and overhead storage, a ceiling light and radiator.

BEDROOM

14' 3" x 8' 1" (4.34m x 2.46m)

At the rear of the property and having a pleasant outlook, the second double bedroom has a radiator, ceiling light and double glazed window.

BATHROOM

5' 6" x 6' 1" (1.67m x 1.86m)

Fitted with a bath, pedestal wash hand basin and WC. There is a shower above the bath, a mirror with vanity and shaver point above and a chrome heated towel rail. A sun tunnel provides natural light and there is shelving, a ceiling light and extractor. White tiling to the walls and Amtico flooring.



EXTERNAL

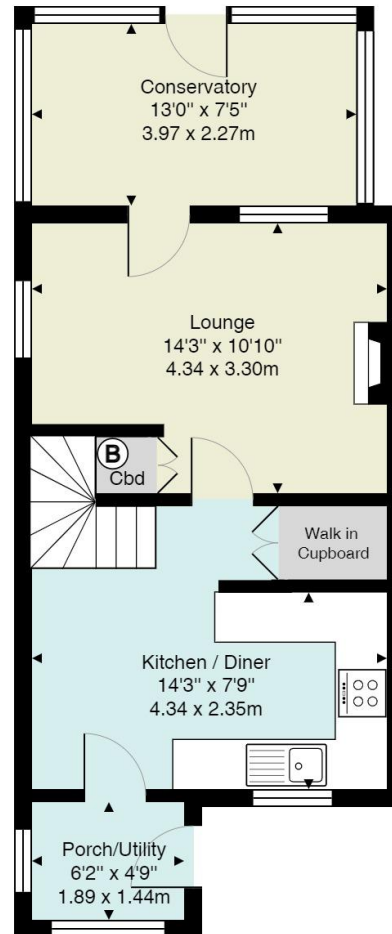
At the front of the property is parking for two cars plus a bin store, external tap and a pretty flower border. A path, owned and maintained by number 3, leads to the side and rear of the property - the path provides foot access to the garden of number 4. The undercroft is accessed at the side of the house and extends beneath the lounge and kitchen space. There is power within the undercroft and restricted head height. The rear garden has been landscaped for produce with veg beds, a greenhouse, shed and flagged seating area.

DIRECTIONS

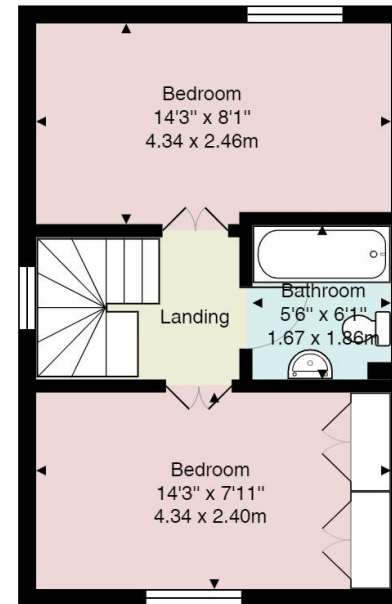
Leaving Kendal on Castle Street, turn right onto Castle Road prior to the railway bridge. Turn right again onto Castle Park, following to the end and down to the right. Number 3 is located to the right hand corner.

[what3words///grows.maybe.talent](#)





Ground Floor



1st Floor

Approx. Total Area: 783 ft² ... 72.7 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 Electric, Drainage, Gas and Water

Tenure: Freehold

Council Tax Band: B

All white goods included in the sale.

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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

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