



52 SERPENTINE ROAD, KENDAL, CUMBRIA, LA9 4PD
£260,000

MILNE MOSER
SALES + LETTINGS

52 SERPENTINE ROAD KENDAL CUMBRIA LA9 4PD



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GARAGE

OVERVIEW

Having an elevated position with fantastic views over Kendal towards distant fells, this deceptive first floor flat is available with no onward chain and has lots of potential. The generous layout has good sized lounge - with views, semi open plan to the dining space, a kitchen, utility porch plus 2/3 bedrooms and a modern bathroom. A box bay window in the lounge is the perfect place for a comfy chair from which to admire the view and there is access to the balcony. Two of the bedrooms are doubles and have built in wardrobes and the third bedroom could also be used as a home office. Completing the picture is a single garage within a block close by and a terraced garden at the rear. Recently redecorated, buyers may wish to modernise some of the fittings, however the property is ready to move into.

ACCOMMODATION

Steps lead up to a composite door at the side and into the ground floor entrance.

GROUND FLOOR ENTRANCE HALL

7' 9" x 12' 0" (2.36m x 3.67m)

A good sized hallway with space for storage if required. Slate flagged floor and a 1970s style open tread wooden staircase to the first floor. A UPVC double glazed window faces the rear aspect and there is a ceiling light and radiator.

HALL

Once on the first floor, the view begins to be visible, there are large dual aspect UPVC double glazed windows plus a further window looking onto the balcony. Two ceiling lights and a





radiator. A generous walk in cupboard provides important storage, a must in a property of this type and has hanging space, shelving and a ceiling light. The Vaillant boiler is also within the cupboard.

WC

6' 1" x 3' 11" (1.86m x 1.19m)

Frosted UPVC double glazed window to the rear aspect. WC, pedestal wash hand basin, a vanity light and radiator.

LOUNGE

10' 3" x 22' 10" (3.13m x 6.95m) into box bay

A great sized room with lots of light from the UPVC double glazed box bay window at the front plus a large UPVC double glazed window at the side. The view from both windows is fantastic across gardens and rooftops towards distant fells. Low level slate shelf, a radiator and two ceiling lights.

DINING ROOM

8' 9" x 9' 2" (2.66m x 2.80m)

UPVC double glazed window to the side elevation, a ceiling light and radiator.

INNER HALLWAY

Having access to the loft, a radiator and ceiling light.

KITCHEN

9' 8" x 11' 11" (2.93m x 3.63m)

UPVC double glazed window to the side aspect. Fitted with pale base and wall units with wood trim and pale marble effect worktops. Stainless steel sink with drainer, an electric hob with hood above and an electric oven. There is space for a fridge and freezer, tiled splashbacks, a ceiling light and radiator.

PORCH/UTILITY

8' 5" x 3' 6" (2.57m x 1.07m)

Having plumbing for a washing machine and a ceiling light. Double glazed to three sides with an external door leading to steps and down to a flagged area.

BEDROOM

9' 8" x 11' 10" (2.93m x 3.60m) excluding wardrobe

Overlooking gardens at the rear, the largest of the bedroom has a ceiling light, radiator and built in double wardrobe with sliding doors. UPVC double glazed window.



BEDROOM

9' 7" x 8' 10" (2.93m x 2.69m) excluding wardrobe

Also facing the rear aspect, the second double bedroom has a UPVC double glazed window, radiator and ceiling light. Built in double wardrobe with sliding doors.

BEDROOM/STUDY

6' 6" x 6' 2" (1.98m x 1.87m)

UPVC double glazed window with view at the side over gardens and rooftops to fells. Radiator and a ceiling light.

BATHROOM

6' 6" x 8' 4" (1.98m x 2.54m)

Frosted UPVC double glazed window to the side elevation. Fitted with a WC, pedestal wash hand basin and a bath with shower above and screen. Tiled floor, tiling above the bath and splashbacks. Radiator, ceiling light and a vanity light.

EXTERNAL

Accessed via steps at the side or from the porch/utility is a terraced garden space, lushly planted with evergreen, hostas and trees. A patio provides space to sit out. Close by and accessed from Serpentine Road is a garage with up and up door and internal measurements of 7' 7" widening to 11' 4" x 19' 9" (2.31m/3.45m x 6.02m)

DIRECTIONS

From the Town Hall, proceed up Allhallows Lane and round the bend onto Beast Banks and then Greenside. At the crossroads, turn right onto High Tenterfell, passing the green space on the left. Turn right, dropping down onto Serpentine Road with the property located towards the end of the road on the left hand side.
[what3words:///candy.limit.tunnel](#)





Approx. Total Area: 1210 ft² ... 112.4 m² (excluding balcony)

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: Leasehold. Balance of 999 year Lease from 8/10/1976.

Number 52 owns the Freehold of the flat above (number 54) and vice versa. We are not aware of any Ground Rent payable.

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



ARRANGE A VIEWING

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