



42 HERON HILL, KENDAL, CUMBRIA, LA9 7JD
£180,000

MILNE MOSER
SALES + LETTINGS

42 HERON HILL
KENDAL
CUMBRIA
LA9 7JD



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PARKING

OVERVIEW

Located on the ground floor, this purpose built two bedroom flat is ideal for buyers looking to downsize or first time buyers looking for an easily managed property. The bay windowed lounge has an attractive fireplace, the kitchen diner opens onto the rear garden and there are two double bedrooms and a wet room. At the front is off road parking, whilst at the rear the pretty two tier garden backs onto open green space. A useful outhouse/store completes the picture. The location is fantastic for local amenities including Westmorland General Hospital, Asda, doctors, local schools and leisure centre. There are excellent transport links via bus routes and Oxenholme Mainline Station. Available with no onward chain, some cosmetic updating is required.

ACCOMMODATION

An attractive UPVC door with double glazed stained glass inset leads into:

HALL

An L shaped hallway with wooden doors leading to all rooms. There are two radiators, two ceiling light and a useful built in coat cupboard.

LOUNGE

13' 11" x 15' 1" (4.24m x 4.61m) into bay

A UPVC double glazed bay window overlooks the front garden and there is a ceiling light and radiator. An attractive sandstone effect fire surround provides a focal point with matching plinth and a living flame gas fire.





KITCHEN DINER

11' 9" x 11' 3" (3.58m x 3.44m) inc pantry

Having a UPVC double glazed window looking towards the rear garden and green space beyond. Fitted with pale beech style base and wall units, blue speckled worktops and tiled splashbacks. There is space for a fridge freezer, space for an electric cooker and plumbing for a washing machine and dishwasher. Stainless steel sink unit, a radiator and ceiling light. A UPVC double glazed door leads to the rear garden.

PANTRY

Frosted UPVC double glazed window, a cold slab, ceiling light and shelving. The pantry also houses the Worcester boiler.

BEDROOM

11' 10" x 9' 2" (3.61m x 2.79m)

UPVC double glazed window facing the front aspect. A good sized double bedroom with a radiator, ceiling light and built in shelved cupboard.

BEDROOM

10' 11" x 9' 2" (3.32m x 2.80m)

Overlooking the rear garden and green space, the second double bedroom has a deep shelved cupboard, a radiator and ceiling light. UPVC double glazed window.

WET ROOM

6' 4" x 5' 7" (1.92m x 1.71m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a WC, pedestal wash hand basin and an open shower area with wall mounted Mira shower. Extractor, a ceiling light, radiator and tiling to the walls.



EXTERNAL

At the front of the flat is a block paved parking area plus a pretty gravelled garden space bounded by evergreen, hebe and mature planting. The rear garden has a flagged patio close to the kitchen door and steps lead up to a second level which has been gravelled for ease and is surrounded by attractive borders filled with perennials, roses and ferns. An Art Deco metal gate leads to the rear lane. There is an external light and tap. Please note the area to the right of the rear gate is to be retained by the 1st floor flat for a garage to be constructed.

OUTHOUSE

6' 11" x 10' 4" (2.11m x 3.15m)

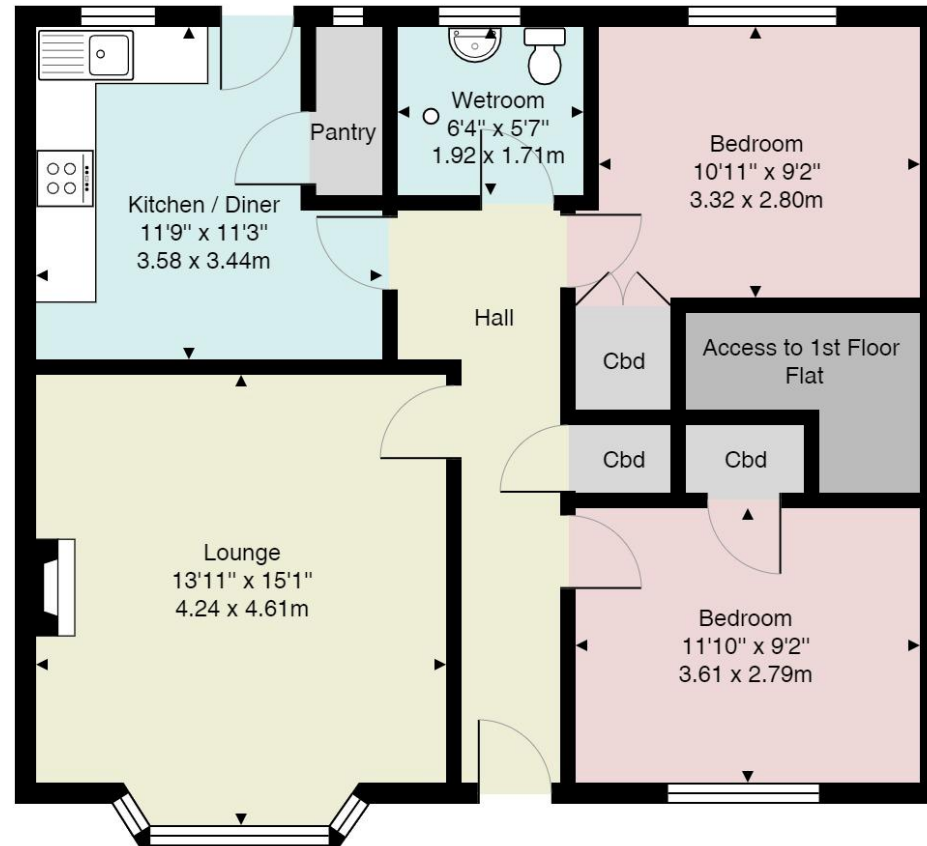
Now one good sized space, the useful outhouse has a UPVC double glazed window, work bench, ceiling light and tap. Wall mounted fan heater.

DIRECTIONS

Leaving Kendal on Burton Road, turn sharp left at the traffic lights onto Heron Hill. Turn left again with the property located a short distance to the left hand side.

[what3words:///listed.first.tunes](#)





Ground Floor

Approx. Total Area: 779 ft² ... 72.4 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 Water, Gas, Electric and Drainage
 Tenure: Freehold. Please ask for further details
 Council Tax Band: B

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	67 D	
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

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