



9 LARCH GROVE, KENDAL, CUMBRIA, LA9 6AU
£170,000

MILNE MOSER
SALES + LETTINGS

9 LARCH GROVE KENDAL CUMBRIA LA9 6AU



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PARKING

OVERVIEW

Offering fantastic potential to personalise, this two bedroom mid terraced bungalow offers one level accommodation and is available with no onward chain. The easily managed layout has a lounge diner with view towards Kendal Castle, two double bedrooms, a wetroom and a kitchen. There are front and rear garden spaces plus a private off road parking space towards the head of the cul de sac. A popular area with both families and retirees alike, Larch Grove is well positioned for travel in and out of town, lovely countryside walks and open green spaces. UPVC double glazed and part gas centrally heated.

ACCOMMODATION

A gentle sloped path with handrail leads up to the UPVC double glazed door and into the porch. A useful cupboard adjacent to the front provides space for garden and DIY tools.

PORCH

Having a ceiling light and good sized shelved built-in cupboard.

LOUNGE DINER

19' 6"/13' 0" x 11' 2"/7' 7" (5.95m/3.96m x 3.39m/2.31m)

An L shaped room with a UPVC double glazed window overlooking the front garden. The view is over rooftops towards Kendal Castle and Scout Scar. The tiled fire surround provides a focal point and is set with a living flame gas fire and shelving to either side. Two ceiling lights and a radiator.





INNER HALLWAY

Two radiators and a ceiling light. High level UPVC double glazed window.

KITCHEN

7' 2" x 9' 10" (2.20m x 2.99m)

Fitted with cream base and wall units with wood trim, speckled worktops and tongue and groove panelled splashbacks. Stainless steel sink and space for an electric cooker and fridge freezer. Ceiling light and a wall mounted Worcester boiler. A UPVC double glazed door leads to the rear garden and there is a UPVC double window.

BEDROOM

12' 1" x 9' 10" (3.68m x 2.99m) max

Overlooking the rear garden, the larger of the two double bedrooms has an open wardrobe with hanging rail and over head storage and a ceiling light. UPVC double glazed window.

BEDROOM

10' 0" x 6' 11" (3.06m x 2.10m)

Having a high level UPVC double glazed window. Ceiling light.

WETROOM

5' 9" x 6' 10" (1.75m x 2.07m)

Fitted with a WC and pedestal wash hand basin. An open shower area has aqua board style panelling and there is a chrome heated towel rail, an extractor and ceiling light. High level UPVC double glazed window.



EXTERNAL

At the front of the bungalow is a grassed area with evergreen and a gently sloped path to the front door - there is a great view towards the castle. The rear garden is also grassed and enclosed by walling, fencing and hedging. There is a narrow access path at the rear. External tap.

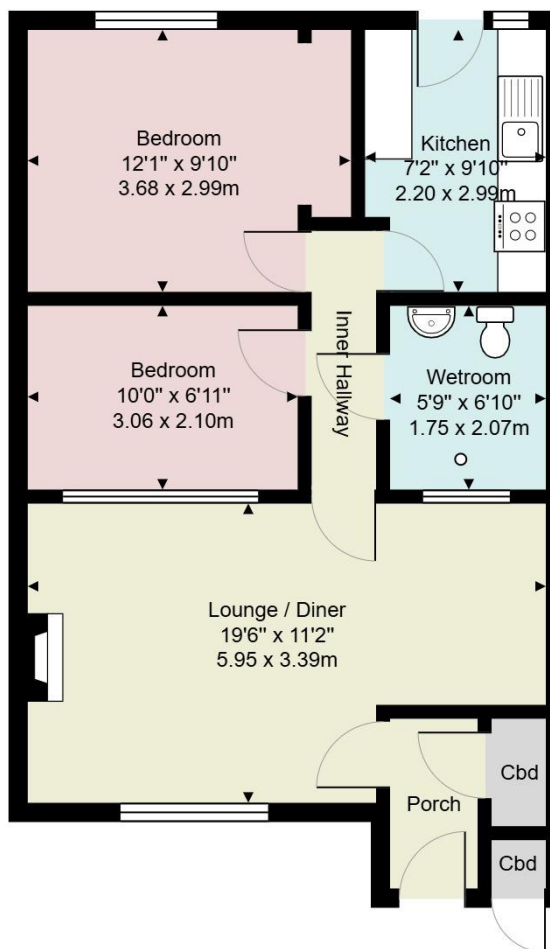
Located towards the head of the cul de sac is an off road parking space.

DIRECTIONS

Leaving Kendal on Parkside Road, proceed past Netherfield Cricket Club and through at the traffic lights. Just after the railway bridge, turn left onto Larch Grove and follow to the end. Stay left on Larch Grove as the road bends with number 9 located to a small cul de sac to the right hand side.

[what3words///sleeps.onion.shops](#)





Approx. Total Area: 582 ft² ... 54.0 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





GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold
 Council Tax Band: C
 EPC Grading: 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	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

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 100 Highgate, Kendal, LA9 4HE
Telephone. 01539 725582
Email. kendalproperty@milnemoser.co.uk

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SALES + LETTINGS

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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