



16 HAYCLOSE ROAD, KENDAL, CUMBRIA, LA9 7NE
£279,000

MILNE MOSER
SALES + LETTINGS

16 HAYCLOSE ROAD
KENDAL
CUMBRIA
LA9 7NE



3



3



1



GARAGE

OVERVIEW

Located in a cul de sac set back from Hayclose Road, this three bedroom end terraced house has been immaculately maintained and is presented ready to move into. Offered for sale for the first time since new, this much loved family home has a lounge, dining room and lovely garden room extension. The kitchen has been updated in recent years with modern gloss units, integrated appliances and quality worktops. To the first floor are three bedrooms, each with a pleasant view either towards The Helm or Serpentine Woods and distant fells. The shower room has also been updated and is now a stylish relaxing space. Externally, the owners have created a low maintenance garden, perfect for entertaining, with flower borders and numerous ornamental shrubs. A garage is also included and located just by the back gate in a block. Available with no onward chain, the property has gas central heating and UPVC double glazing.

ACCOMMODATION

A path leads across the pretty front garden - a door with double glazed inserts leads into:

PORCH

With space coats and shoes, this useful space has a radiator, wall light and glazed internal door to the hallway.

HALL

Stairs lead to the first floor and there is a radiator and ceiling light.





LOUNGE

13' 2" x 13' 4" (4.02m x 4.06m)

A lovely light room with a large UPVC double glazed window overlooking the front garden. Wooden fire surround with marble inset and a living flame gas fire, a ceiling light and radiator.

DINING ROOM

7' 9" x 11' 4" (2.35m x 3.47m)

UPVC double glazed sliding doors lead to the garden room and there is a ceiling light and vertical radiator.

KITCHEN

8' 2" x 9' 10" (2.49m x 2.99m)

UPVC double glazed window to the garden room plus a frosted UPVC double glazed door. Fitted with contemporary cream gloss base and wall units, granite worktops and upstands and an inset sink. Induction hob with canopy above, an electric oven, microwave and dishwasher. There is plumbing for a washing machine, a radiator, under unit lighting and downlights. A useful under stairs cupboards provides further storage and has a light.

GARDEN ROOM

10' 3" x 10' 4" (3.13m x 3.16m)

Perfect for year round use, the garden room is the perfect space for a cup of tea and a book. The insulated roof keeps it the right temperature whatever the weather and there are UPVC double glazed windows to three sides, a radiator, wall lights and door to the garden.

LANDING

Having access to the loft and a ceiling light.



BEDROOM

9' 4" x 12' 1" (2.84m x 3.68m)

Having a lovely view across rooftops towards The Helm. A good sized double bedroom with a built in cupboard housing the boiler, a double wardrobe, ceiling light and radiator. UPVC double glazed window.

BEDROOM

9' 4" x 9' 10" (2.84m x 2.99m)

UPVC double glazed window with towards Serpentine Woods and distant Lakeland Fells. Radiator and a ceiling light.

BEDROOM

6' 7" x 9' 0" (2.01m x 2.75m) max

The third bedroom also faces the front and has a ceiling light, radiator and UPVC double glazed window. Storage has been created above the stairs with a built in wardrobe and drawers.

SHOWER ROOM

6' 6" x 6' 11" (1.98m x 1.81m)

Frosted UPVC double glazed window to the rear aspect. Fully tiled and fitted with a Villeroy and Boch concealed cistern WC and vanity basin plus a quadrant shower cubicle. There are drawers beneath the basin, a mirrored cabinet, chrome heated towel rail and under floor heating. Downlights to the ceiling, an extractor and aqua board panelling to the shower cubicle.

EXTERNAL

To the front of the property is well planted garden with flowering shrubs plus gravel and flags for ease. Off road parking could be created (subject to the kerb being lowered). A gate leads to the side into the rear garden. A lovely space, the rear garden has artificial grass, space for pots and furniture and meticulously maintained flowering borders. A lean to shed provides storage and there is an external socket and tap. A gate leads to the side into the garages. The garage for number 16 is the first one to the right through the gate.

GARAGE

8' 5" x 15' 3" (2.57m x 4.65m) approx

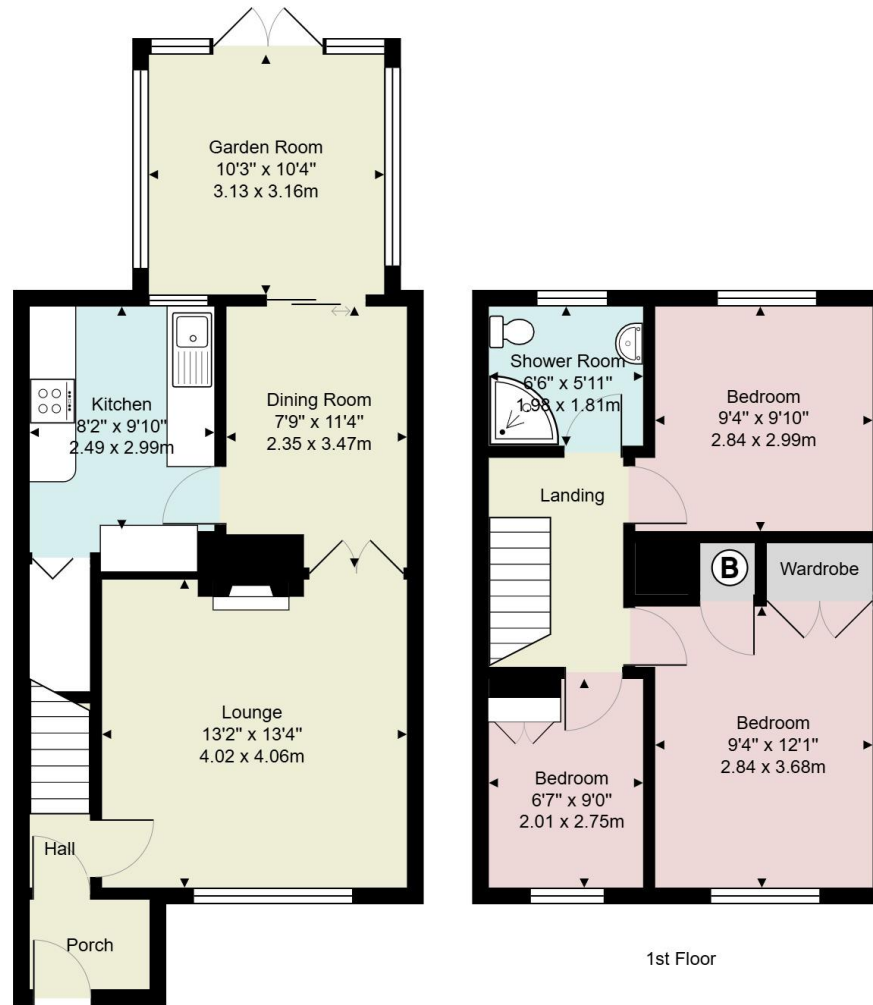
Having an up and over door, power and light.

DIRECTIONS

From Burton Road, turn at the traffic lights following signs to Oxenholme Station, then turn left at the next traffic lights onto Kendal Parks Road. Follow the road up and round to the right and onto Hayclose Road. Number 16 is located to a cul de sac to the right hand side and is in the far end corner.

what3words:///digit.method.ties





Ground Floor

1st Floor

Approx. Total Area: 956 ft² ... 88.8 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: 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		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:
 100 Highgate, Kendal, LA9 4HE
Telephone. 01539 725582
Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

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



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.