



8 NORTHGATE, KENDAL, CUMBRIA, LA9 6HY
£210,000

MILNE MOSER
SALES + LETTINGS

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GARAGE &
PARKING

OVERVIEW

Having a cul de sac location and good access to local amenities, this two bedroom semi-detached bungalow has a lot to offer. Requiring updating, the property is perfect for buyers looking to personalise and future proof, there is also potential, subject to planning, to extend into the loft space as many neighbouring properties have done. The current layout is on one level and flows from the entrance hallway. A bay windowed lounge overlooks the front garden and there is a kitchen, sun room, two bedrooms and a bathroom. There is a garage at the side/rear, long driveway and two tier rear garden with beech hedging, perfect for privacy. Available with no onward chain, a viewing is recommended to realise the property's full potential.

ACCOMMODATION

From the driveway, a part glazed wood door at the side leads into:

ENTRANCE HALL

An L shaped hallway having a ceiling light and modern electric storage heater.

LOUNGE

9' 10" x 16' 3" (2.99m x 4.96m) into bay

A UPVC double glazed bay window faces the front aspect with outlook over the low maintenance front garden. A living flame gas fire is set to a stone fire surround with wooden mantel and shelves. Ceiling light and a modern electric storage heater.





KITCHEN

8' 11" x 8' 11" (2.72m x 2.71m)

Fitted with oak style base and wall units, dark worktops and tiled splashbacks. A UPVC double glazed window faces the side elevation and there is further natural light from an internal window to the sun room. Gas hob, plumbing for a washing machine and a ceiling light.

SUN ROOM

9' 1" x 6' 2" (2.76m x 1.87m)

A useful addition to the property, not overlooked by neighbouring properties, and has views across the rear garden. Double glazed to three sides and an external door.

BEDROOM

9' 11" x 13' 1" (3.02m x 3.98m) max

UPVC double glazed window to the rear aspect. Two built in double wardrobes with overhead storage and central cupboards, a ceiling light and storage heater. Two further cupboards - one shelved and the other housing the hot water cylinder.

BEDROOM

9' 0" x 7' 11" (2.75m x 2.42m)

Facing the front aspect, the second bedroom has a UPVC double glazed window, ceiling light and storage heater. Access to the good sized loft.

BATHROOM

5' 10" x 6' 0" (1.77m x 1.83m)

Frosted UPVC double glazed window to the side elevation. Fitted with a WC, pedestal wash hand basin and bath with shower above and screen - all in a claret/plum shade. There is tongue and groove panelling to the walls and ceiling along with tiling above the bath. Electric heated towel rail and a ceiling light.



EXTERNAL

At the front of the bungalow is a good sized low maintenance gravelled garden and a long driveway at the side leading to the garage towards the rear of the property. A gate leads into the rear garden and there is an external tap. The rear garden is enclosed with an upper level patio close to the sun room and steps leading down to a gravelled area. The perimeter beech hedging offers a good degree of privacy.

GARAGE

9' 1" x 18' 6" (2.77m x 5.64m)

The garage has an up and over door, electric and a window at the rear.

DIRECTIONS

Leaving Kendal on Castle Street, proceed under the railway bridge onto Sedbergh Road. Turn left on Sandylands and then left again onto Sandgate. Follow up and over the rise with Northgate being a turning to the right. The bungalow is on the left by the turning circle.

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GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Electric storage heaters provide heating and there is a gas hob and gas fire.

Tenure: Freehold

Council Tax Band: C

EPC Grading: E

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		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



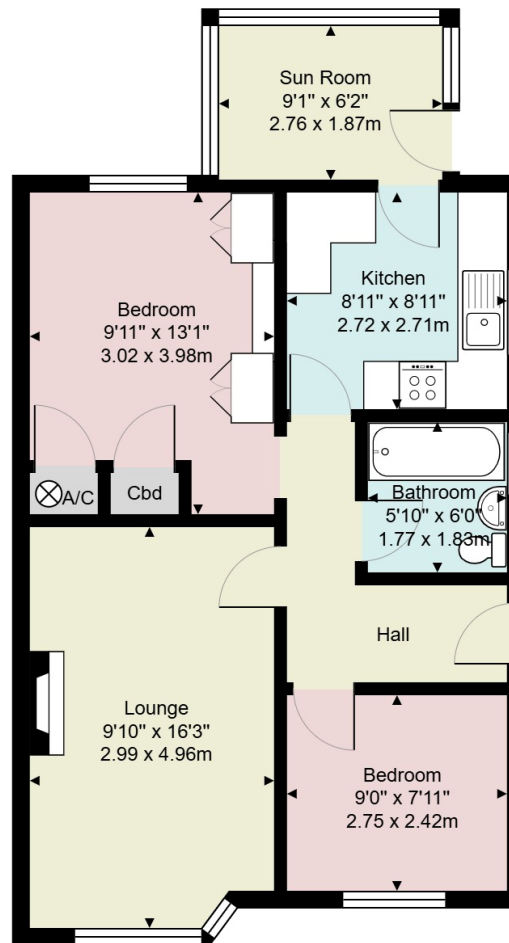
ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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Approx. Total Area: 621 ft² ... 57.7 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

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