



40 MILNTHORPE ROAD, KENDAL, CUMBRIA, LA9 5AU
£175,000

MILNE MOSER
SALES + LETTINGS

OVERVIEW

Requiring a full programme of modernisation and updating, this traditional mid terraced house is a blank canvas and perfect for buyers looking for a project. Offering versatility for new owners to decide the layout and subject to relevant consents, there is potential to create a kitchen and utility/WC on the ground floor - the current first floor kitchen could then become a bedroom. The top floor space has wonderful exposed beams and there are quirks and period features throughout the house. Externally, the property has an elevated good sized garden space - a rarity in a property of this style. Improvement works have been started and some of the windows are double glazed. Available with no onward chain.

Within walking distance of the town centre, riverside walks, Brewery Arts Centre and gym - the property is perfectly placed. Schools and public transport are easily reached and the property is within Kendal's Conservation Area.

ACCOMMODATION

From Milnthorpe Road, a traditional wooden front door leads into the sitting room. The ginnel at the side runs between 38 and 40 giving access to the gardens. Once inside, the potential and character is immediately apparent. There is a large fireplace and sash window, a door leads to the stairwell and there is a useful understairs cellar space housing the Glow Worm boiler. Continuing towards the rear of the house, a room to the left could be a utility/WC and a rooflight has been fitted. The final space on the ground floor has excellent scope to become a kitchen with double glazed windows and rooflights installed ensuring the space would be light and bright.

Period stairs wind up through the property and there are exposed floorboards and wooden doors. The room at the front has two windows overlooking the river and there is an alcove cupboard and a cast metal fire surround (not fitted) - this room would be equally suited as a lovely sitting room or generous bedroom. The current kitchen at the rear is fitted with a sink unit, worktops and a double glazed window. The stairs continue to the second floor and into the top bedroom. Exposed A frame beams add character and charm and there is a pleasant view towards the river from the sash window. The adjoining bathroom has a three piece suite. Externally, a courtyard at the rear between 38 and 40 has steps leading up to separate garden areas. Number 40 has the first



2



2



1





garden on the left. Being larger than expected, the garden does require some landscaping and maintenance. A ginnel runs between the houses to Milnthorpe Road.

DIMENSIONS

Room 1 10' 2" x 11' 8" (3.09m x 3.56m)
Store 5' 8" x 5' 5" (1.74m x 1.64m)
Room 2 8' 3" x 12' 1" (2.50m x 3.69m)
Room 3 14' 4" x 9' 7" (4.38m x 2.91m)
Kitchen 7' 9" x 9' 0" (2.36m x 2.75m)
Bedroom 14' 1" x 12' 5" (4.30m x 3.80m)
Bathroom 7' 6" x 8' 6" (2.29m x 2.58m)

DIRECTIONS

The property is located on Milnthorpe Road between Glebe Road and Kirkland.

[what3words///engage.rail.sheets](https://www.what3words.com/engage.rail.sheets)

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Radiators are installed, however none of the services have been tested and we cannot verify the working order.

Tenure: Freehold

Council Tax Band: B

EPC Grading: TBC

PLEASE NOTE DUE TO THE CONDITION OF THE PROPERTY, VIEWINGS MUST TAKE PLACE DURING DAYLIGHT HOURS. WE ADVISE SENSIBLE FOOTWEAR TO BE WORN AND THAT NO CHILDREN OR PETS ATTEND.



[EPC Graph to go here](#)



Approx. Total Area: 925 ft² ... 85.9 m² (excluding ginnel)

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

To arrange your viewing contact our
Kendal Team:

If you would like further information or
insights prior to viewing, please contact
Emma Butler

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE
Telephone. 01539 725 582
Email. kendalproperty@milnemoser.co.uk
Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,
Milnthorpe, Cumbria LA7 7QJ
Telephone. 015395 64600
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.