



82 HALLGARTH CIRCLE, KENDAL, CUMBRIA, LA9 5NU
£240,000

MILNE MOSER
SALES + LETTINGS

- Gas Central Heating
- UPVC Double Glazed Windows (less Utility)
- Scope to Create a Forever Home
- Views to Front over Rooftops to Hills
- Green Space at Rear



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PARKING

OVERVIEW

Perfect for first time buyers or young families, this traditional three bedroom semi is perfect. Centrally located, the local shop and community centre are close by and there is green space at the rear.

The ground floor has a flexible layout - either reception space could be a great lounge or dining room depending on needs and there is a galley style kitchen. Two of the three bedrooms are doubles with the third being a good sized single plus there is a bathroom with white suite.

Externally, off road parking for a number of cars has been created at the front and there is a lawned rear garden. Storage is taken care of with a utility, WC and store in outbuildings at the rear.

ACCOMMODATION

Approaching over the driveway, a canopy porch provides shelter from the elements and a glazed door leads into the hallway. Two cupboards provides storage (one housing the boiler) and there is plenty of natural light from the window at the side and on the stairs. Moving into the front room, the versatility of the layout becomes apparent. This room could be a sitting or dining room, playroom or office. The second, larger reception room is at the rear and again offers flexibility for use. Once in the kitchen, there is plenty of worktop preparation space, wood grain style units and





space for an electric cooker and undercounter fridge - having a utility room in the outbuildings at the rear ensures additional white goods can easily be accommodated if needed.

The first floor landing is light and bright with a window at the side. There is a built in cupboard and access to the loft. The largest bedroom faces the front with rooftop view towards distant hills. The second double is at the rear and has a built-in double cupboard and the third bedroom, although the smallest, could accommodate a small double bed. The bathroom is fully tiled and has a traditional white suite with shower above the bath.

Externally, the property has a lot to offer. Generous off road parking has been created at the front - a real bonus in this location. The rear garden is enclosed by fencing and has a gently sloping lawn and patio space. The original outhouses have been retained with a utility space with plumbing for a washing machine, a store and separate WC. A door connects to the front of the property for removal of garden waste and bins etc.



DIMENSIONS

Sitting Room 11' 5" x 10' 1" (3.48m x 3.08m)

Lounge Diner 14' 8" x 11' 3" (4.46m x 3.42m)

Kitchen 5' 2" x 11' 6" (1.57m x 3.50m)

Bedroom 11' 7" x 10' 2" (3.53m x 3.11m)

Bedroom 11' 6" x 10' 2" (3.50m x 3.11m)

Bedroom 8' 5" x 8' 3" (2.56m x 2.51m)

Bathroom 8' 4" x 7' 3" (2.53m x 2.21m) max

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Utility Room 10' 1" x 5' 0" (3.08m x 1.52m)

DIRECTIONS

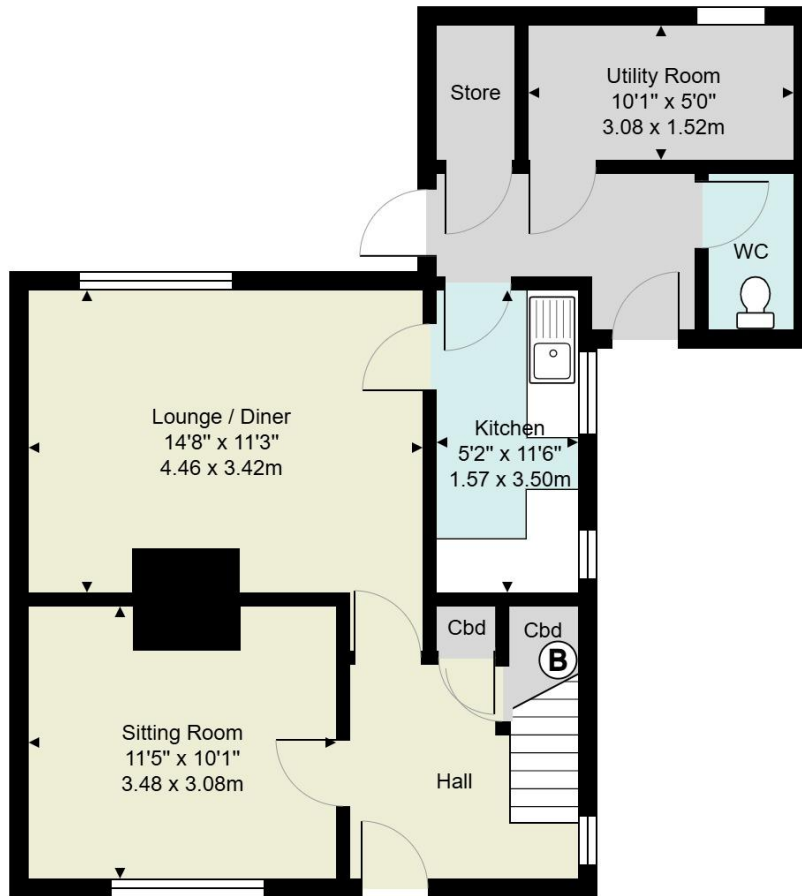
Leaving Kendal on Windermere Road, turn right onto Garth Brow and then right again onto Hallgarth Circle. Pass the green on the right and follow the road round to the left. The property is on the left hand side opposite the community centre.

what3words.com/partly.badge.forks

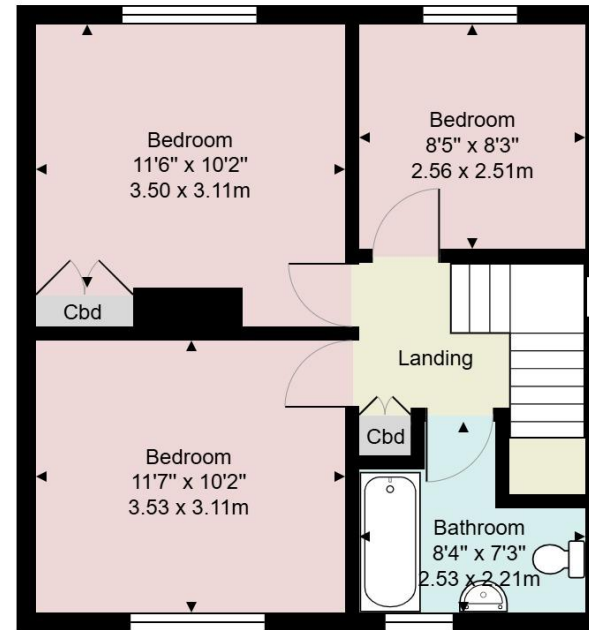








Ground Floor



1st Floor

Approx. Total Area: 1034 ft² ... 96.0 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Kendal Team

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

ESSENTIAL INFORMATION

Services: Mains Gas, Electric, Water and Drainage

Tenure: Freehold

Council Tax Band: C

EPC Grading: D

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