



73 ACRE MOSS LANE, KENDAL, CUMBRIA, LA9 5QE
£190,000

MILNE MOSER
SALES + LETTINGS

73 ACRE MOSS LANE
KENDAL
CUMBRIA
LA9 5QE



2 1 1 PARKING

OVERVIEW

Having been updated and modernised in recent years, this two bedroom property is presented in a 'like new' condition and is perfect for first time buyers or those looking for a low maintenance home.

The ground floor has been reconfigured and is now semi open plan - the contemporary grey gloss kitchen has a breakfast bar and there are patio doors to the rear garden from the lounge. The main bedroom has a lovely view at the rear towards countryside and the bathroom is fitted with a white suite and stylish tiling. Built in cupboards have been retained throughout ensuring there is plenty of storage on both floors.

There is a lawned rear garden plus a designated parking space and shared visitors space. Available with no onward chain, a viewing is recommended to appreciate the condition of the property. Gas central heating and UPVC double glazing.

ACCOMMODATION

A wood effect UPVC door leads into:

HALL

Neutrally decorated and setting the tone for the property, the hall has wood style flooring running through into the lounge, a ceiling light and radiator. The Glowworm boiler is within a cupboard which also has shelving and a light.





LOUNGE

12' 11" x 15' 9" (3.94m x 4.81m) max

Patio doors lead to the rear garden and there is a UPVC double glazed window. Two modern vertical radiators, two ceiling lights, a generous understairs cupboard with light and open access to the kitchen.

KITCHEN

6' 7" x 11' 4" (2.01m x 3.47m)

A UPVC double glazed window faces the front elevation. Fitted with contemporary grey gloss base and wall units, marble effect worktops, metro tiled splashbacks and a stainless steel sink with drainer. Integrated electric hob and oven with modern hood above. There is space for undercounter fridge and freezer and plumbing for a washing machine - the appliances in situ are available by separate negotiation. Ceiling light.

LANDING

Having access to the loft and a ceiling light.

BEDROOM

12' 11" x 9' 7" (3.94m x 2.93m)

A good sized double bedroom with a lovely view at the rear towards countryside. Ceiling light, radiator and UPVC double glazed window.

BEDROOM

9' 8" x 11' 3" (2.94m x 3.43m) max

A good sized second bedroom with a Velux rooflight and UPVC double glazed window ensuring the room is light and bright. There are two deep built in cupboards, a ceiling light and radiator.



BATHROOM

6' 7" x 6' 4" (2.00m x 1.93m)

Updated and modernised, the bathroom is fitted with a pedestal hand basin, WC and bath with shower above and screen. Grey stone effect tiling to the walls and floor, an extractor, downlights and a white heated towel rail.

EXTERNAL

At the front is a small forecourt and shrub. The enclosed rear garden has a patio space close to the house and a lawn. A gate and path at the rear leads to the parking space at the side.

DIRECTIONS

Leaving Kendal on Windermere Road, turn right onto Garth Brow and follow down to the left onto Hallgarth Circle. Take the second turning on the left onto High Garth and then right onto Low Garth. Turn left onto High Sparrowmire and almost immediately right onto Kettlewell Road by the triangular green. Follow towards the end of Kettlewell Road, turning right onto Acre Moss Lane. The property is a short distance to the right hand side.

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GENERAL INFORMATION

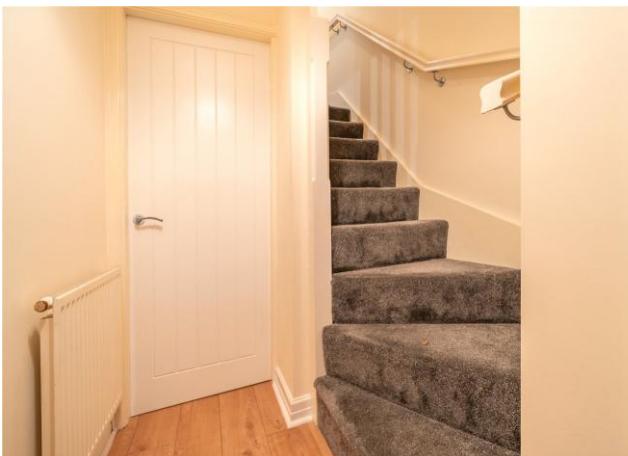
Services: Mains Water, Gas, Electric and Drainage

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		89 B
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



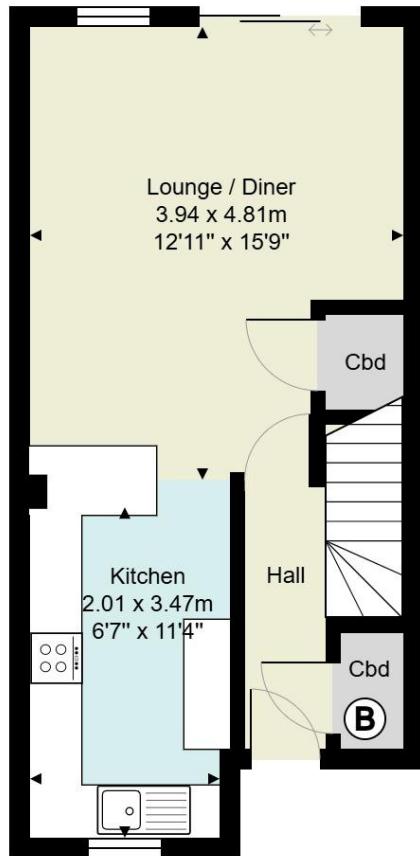
ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

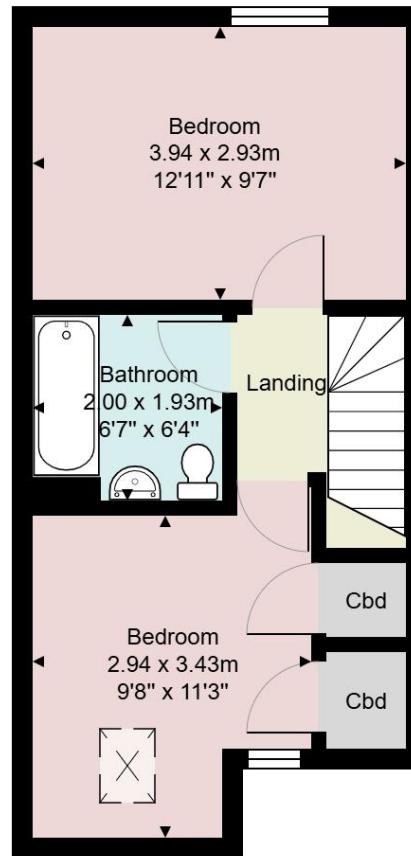
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Ground Floor



1st Floor

Total Area: 63.8 m² ... 687 ft²

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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