



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.

what3words///envisage.rank.from







GENERAL INFORMATION

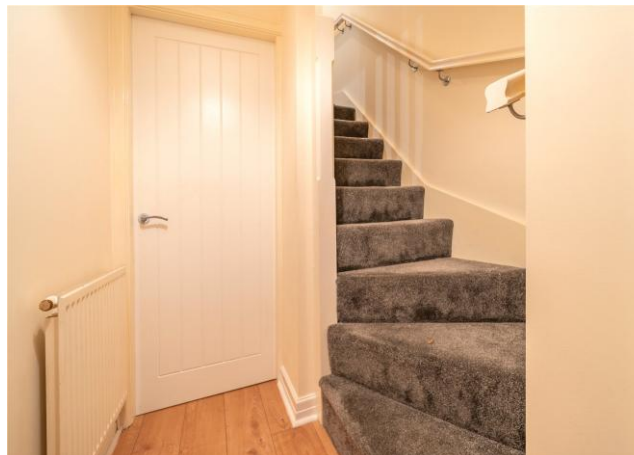
Services: Mains Water, Gas, Electric and Drainage

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		



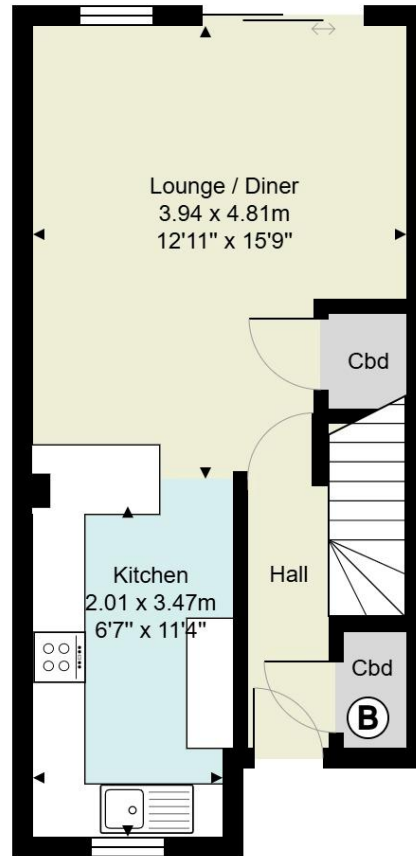
ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

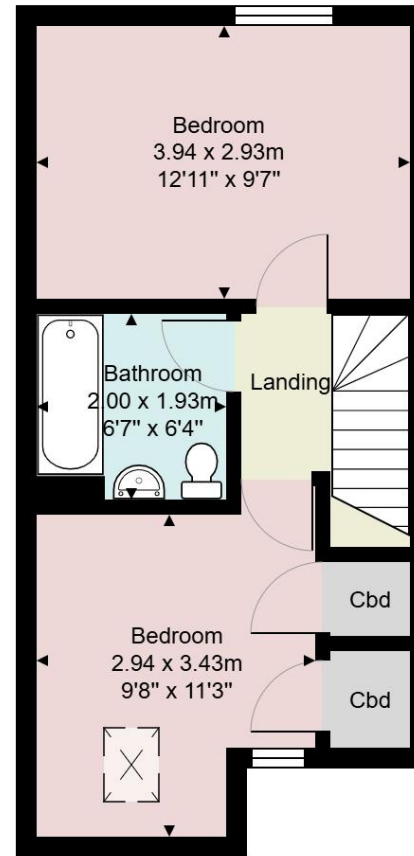
100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk



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

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.