



73 WINDERMERE ROAD, KENDAL, CUMBRIA, LA9 5EP
£240,000

MILNE MOSER
SALES + LETTINGS

- Available Chain Free
- Gas Centrally Heated
- UPVC Double Glazing
- Excellent Location for Travel In and Out of Town
- Some Updating Required



2/3



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OVERVIEW

Being in the centre of a quirky row of terraced houses, this characterful home is perfect for first time buyers and is within walking distance of the town centre and open green spaces. The accommodation is over three floors with a generous lounge diner and kitchen on the ground floor and 2/3 bedrooms and a bathroom over the first and second floors. The first floor double bedroom overlooks open fields opposite and there is a single bedroom with restricted head height which could also be used as a study. The loft style bedroom on the second floor is a lovely space with exposed stonework wall - a real feature of the property. An enclosed courtyard at the rear completes the picture of this cottage style home.

ACCOMMODATION

Walking up Windermere Road, the individual doors of the terrace are an attractive feature - number 73 has a stained glass insert above the door. Entering directly into the lounge diner, a wood floored area is close to the entrance, perfect for wet coats and shoes. The cast fire surround provides a homely focal point and is set with a living flame gas fire and alcoves and a cupboard to one side. The understairs cupboard has a lovely characterful period door and there is a further glazed door to the kitchen and stairs to the first floor. The long galley kitchen is fitted with pine style units with green worktops and co-ordinating sink. A breakfast bar has been integrated into the worktop and





there is plumbing for a washing machine and space for both an under counter fridge and freezer. The Vaillant boiler is concealed within a cupboard.

The first floor landing has a continuing staircase to the second floor. The third bedroom/study is accessed from the stairwell and would be perfect for guests or as a home office. Located within the eaves, there is limited head height and a Velux rooflight. The double bedroom faces the front aspect, there is a lovely view across Windermere Road to open fields opposite plus an attractive period style alcove cupboard. The bathroom has a corner bath with shower above, a hand basin and WC. The floor has been tiled and there is part tiling to the walls.

Entering the top floor bedroom, the dual aspect windows and Velux rooflight flood the space with light and there is an exposed stonework wall, beams and generous ceiling height.

Outside, the property has a courtyard style garden at the rear with paving and space for pots and herbs. A gate leads through the neighbouring property for access with bins - there is not any access through number 73.



DIMENSIONS

Lounge Diner 10' 6" x 18' 3" (3.20m x 5.55m)

Kitchen 8' 3" x 16' 1" (2.52m x 4.90m)

Bedroom 10' 6" x 10' 7" (3.20m x 3.23m) max

Bedroom/Study 8' 4" x 14' 0" (2.55m x 4.26m) max

Bathroom 5' 1" x 8' 11" (1.54m x 2.73m)

Bedroom 10' 8" x 18' 6" (3.25m x 5.63m)

DIRECTIONS

Leaving Kendal on Windermere Road, proceed up the hill passing through the crossroads with Queens Road and Green Road. Number 73 is on the right hand side just a short distance along.

what3words///deed.builds.happen









Approx. Total Area: 834 ft² ... 77.5 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		81 B
69-80	C		
55-68	D	61 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 Stephanie Hardie

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold. Number 73 has foot access through number 75. Located within Kendal Conservation Area.

Council Tax Band: B

EPC Grading: D

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