



3 LONG CLOSE, KENDAL, CUMBRIA, LA9 5LZ
£178,000

MILNE MOSER
SALES + LETTINGS

INTRODUCTION

Perfect for first time buyers or young families, this two bedroom mid terrace property is positioned close to the town centre, popular primary schools and shops. Requiring some updating, there is an excellent opportunity for new owners to personalise to their own taste and the property is available with no onward chain. There are UPVC double glazed windows, electric night storage heaters and an open fire to lounge. The rear garden provides space to relax with lawn and decked areas.

ENTRANCE HALL

UPVC double glazed entrance door, hanging for coats and stairs to first floor.

LOUNGE

12' 5" x 10' 10" (3.78m x 3.3m)

UPVC double glazed window to front, tiled fireplace with open fire, understairs storage and electric night storage heater.

KITCHEN

11' 9" x 8' 2" (3.58m x 2.49m)

Fitted with a range of base, wall and drawer units with laminate work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Tiling to walls, electric cooker, plumbing for washing machine, wall mounted meter cupboard and two UPVC double glazed windows to rear.

REAR PORCH

UPVC double glazed door to the rear garden.

SEPARATE W.C

WC in white with low level cistern.

FIRST FLOOR LANDING

Skylight and large walk in cupboard.

BEDROOM

11' 11" x 10' 9" (3.63m x 3.28m)

Two UPVC double glazed windows to the front offering views towards Benson Knott, cast iron fireplace, electric night storage heater and built in storage cupboard.



2



1



1





BEDROOM

12' 2" x 10' 1" (3.72 x 3.07m)

UPVC double glazed window to the rear overlooking the garden and electric night storage heater.

BATHROOM

Two piece suite in white comprising of pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled splash backs, airing cupboard housing lagged hot water cylinder and UPVC double glazed window.

OUTSIDE

To the front of the property is a small gated garden area. Access to the rear can be gained via a passageway to the side. The rear enclosed garden has a decking area, is terraced and offers a good size lawned area with mature shrub borders. The garden enjoys a south westerly aspect and has a timber garden store.



GENERAL INFORMATION

Mains Services: Electric, Drainage and Water

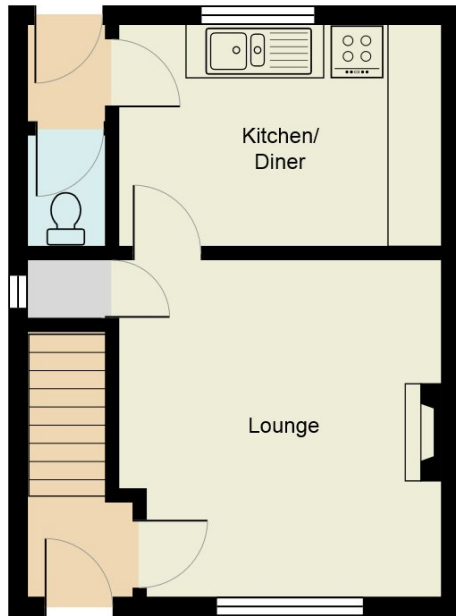
Tenure: Freehold

Council Tax Band: B

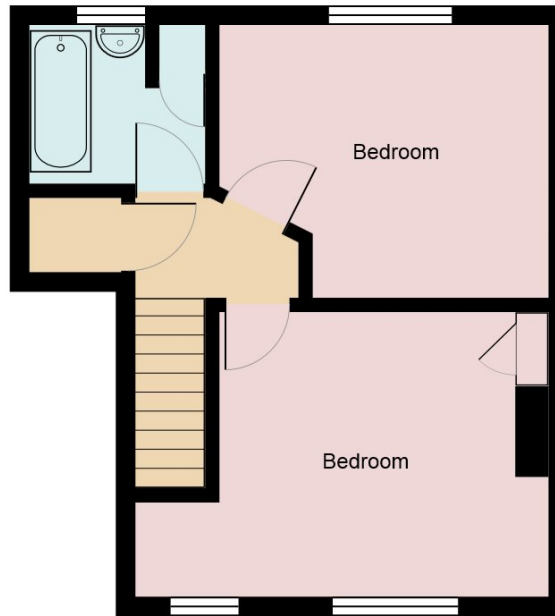
EPC Grading: E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Ground Floor



1st Floor

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

DIRECTIONS

Upon entering Kendal from the South, proceed through Kirkland and opposite the turning for Abbott Hall take a left into Gillinggate. Proceed up the hill and take the next turning on the left into Kirkbarrow. At the mini roundabout take the 3rd exit and proceed up Greengate Lane for approx 400 yards. Upon reaching the next mini roundabout take the 2nd exit onto Long Close and No. 3 is on the right hand side.

To arrange your viewing contact our Kendal Team:

If you would like further information or insights prior to viewing, please contact Lorna Foley

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