



55 KENDAL GREEN, KENDAL, CUMBRIA, LA9 5PT
£525,000

MILNE MOSER
SALES + LETTINGS

- Desirable Location within Walking Distance of Town Centre
- Large Garage at Rear
- Some Updating Required
- Cellar
- No Onward Chain
- Double Glazed
- Gas Central Heating



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GARAGE

OVERVIEW

Having views across Kendal Green towards countryside and the golf course, this mid terraced period house has a lovely welcoming feel and is ready for you to make your own. The property boasts three bedrooms, one of which is ensuite and there is a large developed loft offering further potential. The sitting room overlooks the green and has a unique box bay window plus there is a separate dining room. There is further unexpected space in a ground floor store and shower room and the kitchen has been updated in more recent years. Externally, pretty garden spaces frame the house with cottage planting and there is a large garage at the rear with an electric door. Rarely do properties on this side of the green come onto the open market so make sure you don't miss out.

ACCOMMODATION

From Kendal Green, a metal gate leads into the pretty front garden and a path and steps up to the front door. The hallway has wood flooring, an alcove with period beading, deep skirting boards and attractive staircase to the first floor. The sitting room leads to the right hand side, a well-proportioned room with a polished marble fireplace with adjacent alcoves and a gas fire. The feature box bay window at the front has a lovely view across Kendal Green and is the perfect spot for a cup of tea and a book. At the rear of the house, the second reception space makes a perfect dining room. There is access to the kitchen plus





period alcove cupboards and a view over the cottage style garden.

The kitchen has a good range of cream farmhouse style units with wood block worktops, a one and a half bowl sink and tiled splashbacks. There is a gas hob, electric double oven/grill and plumbing for both a washing machine and dishwasher. Wall mounted Worcester boiler. Unexpected for a property of this style is the cleverly configured drying room/store and shower room located off the dining room, an excellent addition to the house. From the shower room, there is access to the cellar which has a stone slab and flag floor, power and light.

From the first floor landing, the attractive stairs continue to the second floor and the developed loft. Two of the three bedrooms face the front aspect with a lovely view across Kendal Green towards the golf course - the double bedroom has a built in wardrobe. The third bedroom is at the rear of the house. Also a double, there is a large triple built in wardrobe plus an ensuite shower room with three piece suite. The bathroom has a traditional coloured three piece suite. Emerging into the developed loft, the light and size of the space is impressive. The dormer window has a fantastic view and there are three Velux rooflights ensuring the room remains light and bright. Wooden floorboards run throughout and there is further storage within the eaves space. A truly versatile space for buyers to do what they wish with.



Outside, the property has lovely garden spaces both at the front and rear. At the front, mature planting, shrubs and ferns are all in keeping with the Victorian exterior and blend seamlessly with the green beyond. The enclosed rear garden has a lean-to greenhouse plus borders filled with ferns, Japanese Anemones and herbaceous favourites. A door leads into the rear of the garage. A large space with an electric double door, power, light and tap.

DIMENSIONS

Sitting Room 14' 9" x 13' 10"/18' 3" into bay (4.49m x 4.22m/5.55m into bay)

Dining Room 12' 7" x 14' 1" (3.83m x 4.29m)

Shower Room 6' 11" x 6' 7" (2.11m x 2.01m)

Cellar 5' 10" x 16' 10" (1.79m x 5.14m)

Kitchen 8' 5" x 13' 1" (2.56m x 3.99m)

Bedroom 10' 6" x 13' 11" (3.19m x 4.24m)

Ensuite 3' 3" x 8' 6" (0.99m x 2.59m)

Bedroom 10' 6" x 13' 11" (3.19m x 4.25m)

Bedroom 8' 10" x 9' 1" (2.70m x 2.77m)

Bathroom 4' 11" x 10' 7" (1.50m x 3.22m)

Developed Loft 19' 10" x 18' 2" (6.05m x 5.55m)

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Garage 16' 4" x 15' 5" (4.98m x 4.7m)

DIRECTIONS

Leaving Kendal on Windermere Road, turn right at the crossroads onto Green Road. Take the second turning on the left into Kendal Green with the property located to the right hand side.

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Approx. Total Area: 1771 ft² ... 164.5 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		
69-80	C		73 C
55-68	D	60 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 Lorna Foley

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold. The property is within Kendal Conservation Area.

Council Tax Band: F

EPC Grading: D

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