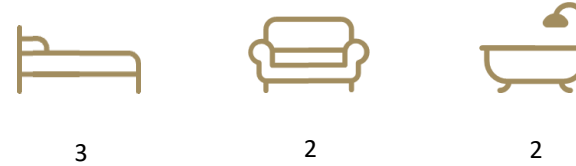




28 ROMNEY ROAD, KENDAL, CUMBRIA, LA9 5RA
£300,000

MILNE MOSER
SALES + LETTINGS

- Woodburner in Lounge
- Bathroom and Separate Shower Room
- Double Glazing
- Gas Central heating
- Studio/Gym in Former Garage
- Attic Bedroom with Eaves Cupboards



OVERVIEW

Within walking distance of the town centre, primary and secondary schools and leisure centre, this three bedroom traditional terrace house has a great location. Well-presented throughout with retained character where possible, the property will suit a range of buyers. There is a light bright lounge with bay window and a separate dining room. The kitchen has modern units and there are three bedrooms over the first and second floor. The bathroom has a modern four piece suite plus there is a second stylish shower room on the ground floor - a real bonus.

ACCOMMODATION

Approaching over the forecourt from Romney Road, the stone exterior of the property is complemented by the grey paintwork around the bay window and door reveal. The front UPVC door leads into the hallway. Having retained features and oak doors to the two reception spaces, this a welcoming entrance to the property. The lounge faces the front aspect - a bay window floods the room with light and there is a woodburner set on a slate hearth with wooden mantel above. The dining room is at the rear and also has a fireplace, fitted with a living flame gas fire and pretty Art Nouveau style tiling. There is a handy under stairs cupboard (with a light) and a further recessed cupboard.





Moving into the kitchen which is fitted with freestanding Scandinavian style base units with wood block countertops - perfect for a streamlined look. The five ring electric range cooker will remain and there is space for a fridge freezer and plumbing for both a washing machine and dishwasher. A stylish fully tiled shower room has been added off the kitchen - a great second facility.

The first floor landing has oak doors to the two bedrooms and bathroom and stairs continue to the second floor. The larger of the two bedrooms is at the front and has two windows, and the second, a single bedroom, is at the rear with a pleasant view over rooftops. There is a large walk in cupboard which extends beneath the stairs. The bathroom is perfect for busy family mornings with a four piece suite, fully tiled walls and modern fittings. The boiler is concealed within a cupboard.

The third bedroom is within the roof space and does have some limited head height. There is a Velux rooflight and excellent eaves storage.

A yard area at the rear provides space to sit out and there is a gate to the rear access lane. The current owners have adapted the garage into a studio/gym, insulating and plastering and laying artificial grass on the floor. A really handy space which could easily be used a hobby or play room.



DIMENSIONS

Lounge 11' 4" x 14' 11" (3.44m x 4.56m) into bay window

Dining Room 14' 2" x 11' 1" (4.31m x 3.37m)

Kitchen 6' 10" x 14' 8" (2.07m x 4.48m)

Shower Room 6' 1" x 4' 11" (1.87m x 1.49m)

Bedroom 14' 0" x 8' 3" (4.26m x 2.50m)

Bedroom 6' 11" x 11' 3" (2.11m x 3.43m)

Bathroom 6' 9" x 8' 0" (2.07m x 2.443m)

Bedroom 13' 6" x 19' 5" (4.11m x 5.91m) max

Studio/Gym 9' 2" x 14' 6" (2.79m x 4.42m)

DIRECTIONS

Leaving Kendal on Milnthorpe, A6, turn left at the traffic lights just after the college onto Romney Road. Number 28 is located to the right hand side between Howard Street and Ford Terrace

[what3words///guard.limbs.bronze](https://www.what3words.com/guard.limbs.bronze)









Total Area: 127.9 m² ... 1376 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 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 Emma Butler

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

EPC Grading: D

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