



35 ULLSWATER ROAD, KENDAL, CUMBRIA, LA9 6LQ
£250,000

MILNE MOSER
SALES + LETTINGS

- **Available Chain Free**
- **Gas Central Heating**
- **UPVC Double Glazing (less one window)**
- **Enclosed Rear Garden with Outhouse/Store**
- **Green Space at Front**
- **Great Location for Schools and Amenities**



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OVERVIEW

Perfect for first time buyers or a growing family, this mid terraced house is set back from the road and has pleasant outlooks at the front and rear. Requiring some modernisation, the property is the ideal opportunity for buyers looking to put their own stamp on their next home. The ground floor boasts a semi open plan lounge and dining space plus a kitchen with access to the rear garden. The first floor is larger than expected with the two double bedrooms extending over the ginnel below. Completing the picture is a bathroom with white suite.

ACCOMMODATION

Approaching over from the green, a low maintenance front garden leads to the frosted door and into the hallway. Having plenty of space for coats and shoes, the hallway has natural light via the glazed lounge door and a handy under stairs cupboard. Overlooking the green at the front, the lounge has open access to the dining room and there is a painted wooden fire surround with space for an electric fire. Connecting through to the kitchen, the dining room overlooks the rear garden and easily accommodates a family table.

The kitchen has access to the rear garden and is fitted with pale units, wood grain effect worktops and a stainless steel sink. There is a wall mounted Ideal boiler plus plumbing for a washing machine and space for an electric cooker.

The first floor accommodation is larger than expected and extends over the ginnel below. One of the double bedrooms has a lovely view at the rear over rooftops





towards trees and the second generous double overlooks the green at the front and has a built in cupboard. The third bedroom is a single. The bathroom has a white three piece suite with a screen and shower above the bath.

Externally, the property has a low maintenance gravelled front garden. A ginnel between 35 and 37 lead to separate gates and into the rear garden. Also landscaped for ease, the rear garden has a patio space, gravel and a gate at the rear. There is a block built outhouse/store.

DIMENSIONS

Hall 5' 9" x 11' 0" (1.76m x 3.35m)

Lounge 11' 10" x 11' 0" (3.60m x 3.35m)

Dining Room 8' 10" x 8' 5" (2.70m x 2.57m)

Kitchen 8' 9" x 10' 0" (2.66m x 3.05m)

Bedroom 12' 1" x 9' 0" (3.69m x 2.75m)

Bedroom 11' 0" x 11' 11" (3.35m x 3.63m)

Bedroom 8' 8" x 7' 10" (2.64m x 2.38m) max

Bathroom 7' 7" x 5' 6" (2.30m x 1.67m)

Outhouse/Store 4' 7" x 8' 0" (1.4m x 2.44m)

ESSENTIAL INFORMATION

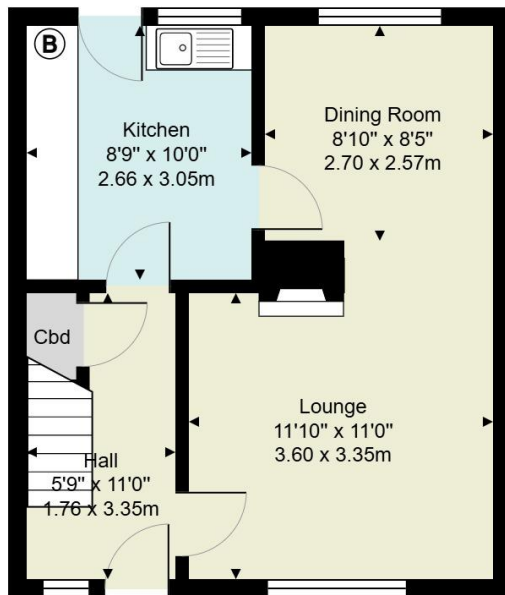
Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

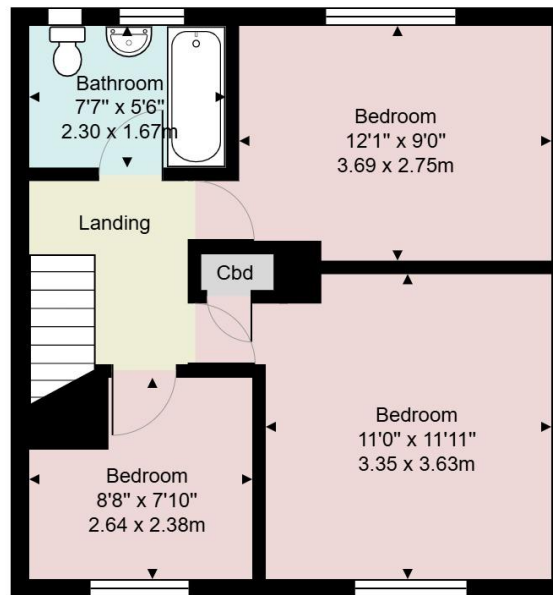
Council Tax Band: B

EPC Grading: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



1st Floor

Approx. Total Area: 824 ft² ... 76.5 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

DIRECTIONS

Leaving Kendal on Castle Road, continue under the railway bridge onto Sedbergh Road. Turn left onto Sandylands Road. Turn right towards Peat Lane and follow to the top of the hill. Turn right onto Ullswater Road with the property being on the left hand side set back from the road with a green in front.

[what3words///mobile.inform.later](https://www.what3words.com/mobile.inform.later)

To arrange your viewing contact our Kendal Team:

If you would like further information or insights prior to viewing, please contact Stephanie Hardie

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