



64 GREENGATE, KENDAL, CUMBRIA, LA9 5LJ
£300,000

MILNE MOSER
SALES + LETTINGS

- Viewing Essential
- Views Towards Kendal Castle and Distant Fells
- Replastered, Rewired and Replacement Boiler
- Gas Central Heating with Stylish Anthracite Radiators
- Modern UPVC Double Glazing
- Secure Rear garden



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OVERVIEW

Within walking distance of the town centre, primary school and shop, this three bedroom semi-detached home is going to appeal to a range of buyers. Comprehensively updated by the current owner, the property is now a modern family home both inside and out whilst still retaining the traditional facade in keeping with neighbouring properties. Crisp white decor throughout ensures the accommodation remains light and light. The kitchen and bathroom are fitted to a high standard and there is a ground floor cloakroom/wc cleverly configured beneath the stairs. The garden has not been left out - with composite fencing, a level lawn and patio all renewed along with a garden shed.

ACCOMMODATION

Slate topped steps lead up through the front garden to the front door. The smart exterior of the property sets the tone for what is to come inside. The welcoming hallway has stairs to the first floor and wood style laminate flooring runs through into the lounge. The lounge faces the front aspect with glimpses of the view just beginning to reveal itself. A modern electric flame effect fire provides a focal point. The cloakroom/WC has been cleverly configured to fit beneath the stairs whilst still retaining all important storage space - a real bonus.





The adjoining kitchen is fitted with pale duck egg blue units, slim profile worktops and glass splashbacks - all giving the space a streamlined, sleek look. There is an electric hob with glass and stainless steel hood above, an electric undercounter oven and integrated dishwasher. Plumbing for a washing machine and space for a fridge freezer. From the sink is a great view across the neat and recently landscaped rear garden.

The crisp white decor continues on the first floor - the landing has a window at the side and built in cupboard housing the Worcester boiler. Two of the bedrooms are at the rear of the house with pleasant outlook over gardens and rooftops towards distant trees. The front bedroom has a 180 degree view over Kendal, the Castle and hills beyond - the double wardrobe is to remain in this bedroom.

The bathroom is a now stylish retreat, fully tiled in grey tones and fitted with a vanity hand basin, concealed cistern WC and bath. There is a large mirror, contemporary heated towel rail and a glass screen and shower above the bath.

Externally, the updates continue. The front garden has a lawn bounded by slate paths - slate topped steps lead to the smart front door and to the secure gate at the side. Landscaped to complement the front, the rear garden has a slate patio close to the house and steps leading up to the well-tended lawn. Composite low maintenance fencing ensures the garden is perfect for pets and children and the low maintenance shed is included in the sale.



DIMENSIONS

Lounge 13' 0" x 13' 10" (3.95m x 4.22m)
Kitchen Diner 16' 3" x 6' 11" (4.95m x 2.10m)
Bedroom 8' 10" x 11' 9" (2.68m x 3.59m)
Bedroom 9' 7" x 9' 4" (2.91m x 2.84m)
Bedroom 7' 2" x 8' 6" (2.19m x 2.60m)
Bathroom 6' 3" x 5' 7" (1.91m x 1.70m)

DIRECTIONS

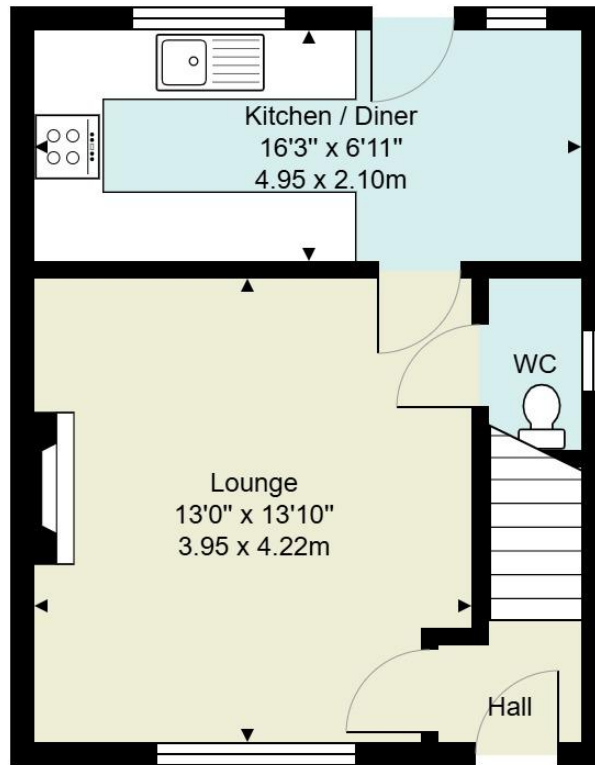
From Kirkland on the one way system, pass the Parish Church continuing onto Highgate and then turning left by Lakeland Fireplaces onto Gillinggate. Continue up Gillinggate, turning left onto Anchorite Fields. At the roundabout turn right onto Greengate Lane and then left onto Greengate. Number 64 is immediately on the right hand side. If approaching from Milnthorpe Road, turn left onto Glebe Road and then left at the roundabout. Turn right onto Greengate with number 64 being the last house on the left.

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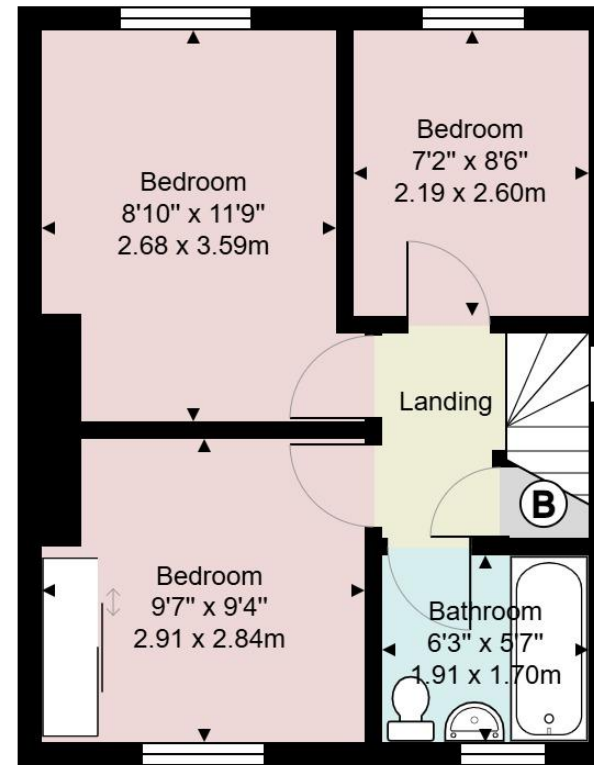








Ground Floor



1st Floor

Approx. Total Area: 695 ft² ... 64.5 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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Anti-Money Laundering (AML) Regulations – Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

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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

Council Tax Band: B

EPC Grading: D

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