



MILNE MOSER
SALES + LETTINGS



4 Echo Barn Hill
Kendal
LA9 5NA

£162,500





Located at the top of this development popular with first time buyers and families, this two bedroom mid terraced house has a lot to offer. UPVC double glazed and having gas central heating, the accommodation is over two levels and is neutrally decorated throughout. The kitchen diner at the rear opens onto the garden and a deck area and there is a pleasant lounge overlooking the green at the front. The two bedrooms are both a good size with the larger extending over the ginnel at the side to create a dressing or store area. The garden has a useful block shed/outhouse and there is off road parking at the front.

ACCOMMODATION

The UPVC double glazed door leads into:

ENTRANCE HALL

Stairs lead to the first floor and there is a radiator and ceiling light.

LOUNGE

12' 3" x 11' 10" (3.73m x 3.61m)

A UPVC double glazed window faces the front elevation overlooking a green. Built in cupboard under the stairs (with a window), radiator, ceiling light and a telephone point.

KITCHEN/DINER

15' 2" x 8' 0" (4.62m x 2.44m)

Overlooking the rear garden, the kitchen has a UPVC double glazed window and a UPVC double glazed door leading to the patio. Fitted with grey farmhouse style base and wall units with dark worktops and tiled splashbacks. One and a half bowl sink with drainer, electric hob with canopy over and an electric oven. Plumbing for a washing machine, space for an upright fridge freezer and a ceiling light. Space for a dining table if required.

LANDING

Skylight to the loft and a ceiling light.

BEDROOM

12' 0" x 10' 9" (3.66m x 3.28m) plus the dressing area 10' 2" x 3' 6" (3.1m x 1.07m)

Two UPVC double glazed windows face the front aspect with outlook towards Kendal Golf Course and the Castle to the side. Two ceiling lights, a radiator and laminate flooring. The dressing area extends over the ginnel giving valuable extra storage space with room for wardrobes and a further loft access.

BEDROOM

9' 11" x 8' 6" (3.02m x 2.59m)

Currently used as a study by the vendors, the bedroom overlooks the rear garden towards communal ground at the rear. UPVC double glazed window, laminate flooring, ceiling light and a radiator.



ACCOMMODATION CONTINUED

BATHROOM

At the rear of the property, the bathroom has a white three piece suite comprising bath with shower over, pedestal wash hand basin and a WC. Fully tiled, there is an extractor, ceiling light and a radiator. Frosted UPVC double glazed window.

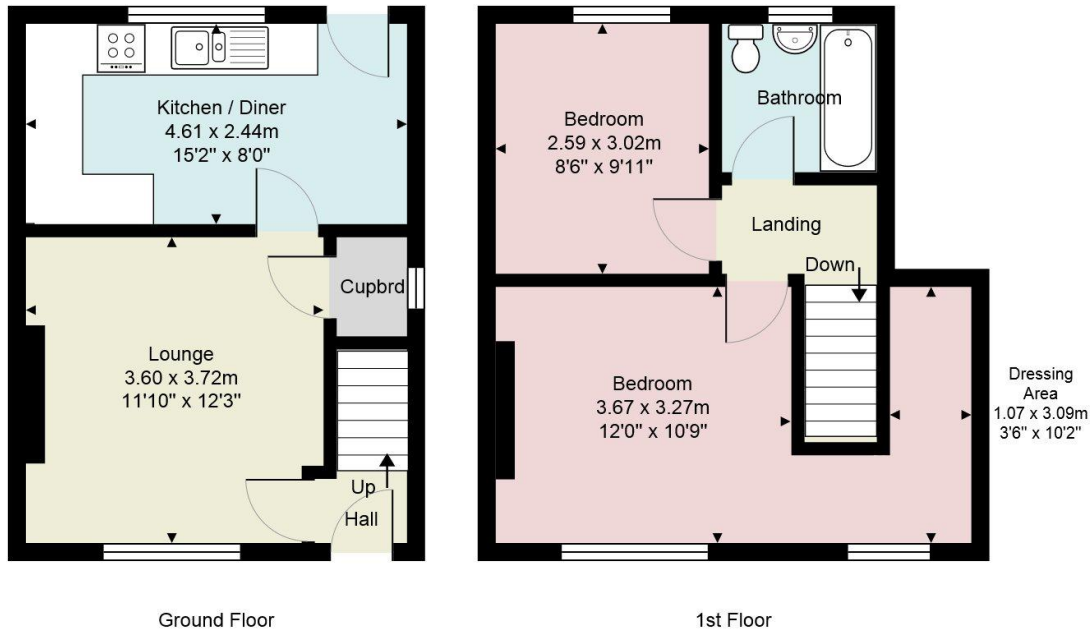
EXTERNAL

At the front of the property, block paved off road parking as been created with space for two cars.

A shared ginnel at the side leads to the rear garden. Zoned with a deck seating area, path with barked borders and a patio, the rear garden also has an external light and water tap. At the end of the garden is a block outhouse with approximate internal measurement of 15' 1" x 11' 2" (4.6m x 3.4m) - excellent storage with scope for further uses.



FLOOR PLAN



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

Entering Kirkbarrow from Milnthorpe Road, turn left onto Glebe Road and the left again at the round about (Anchorite Road). Continue up the hill joining Echo Barn Hill as the road bends round to the right. The property is located to the left hand side adjacent to the green.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage
 Tenure: Freehold
 Council Tax Band: B
 EPC Grading: C

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