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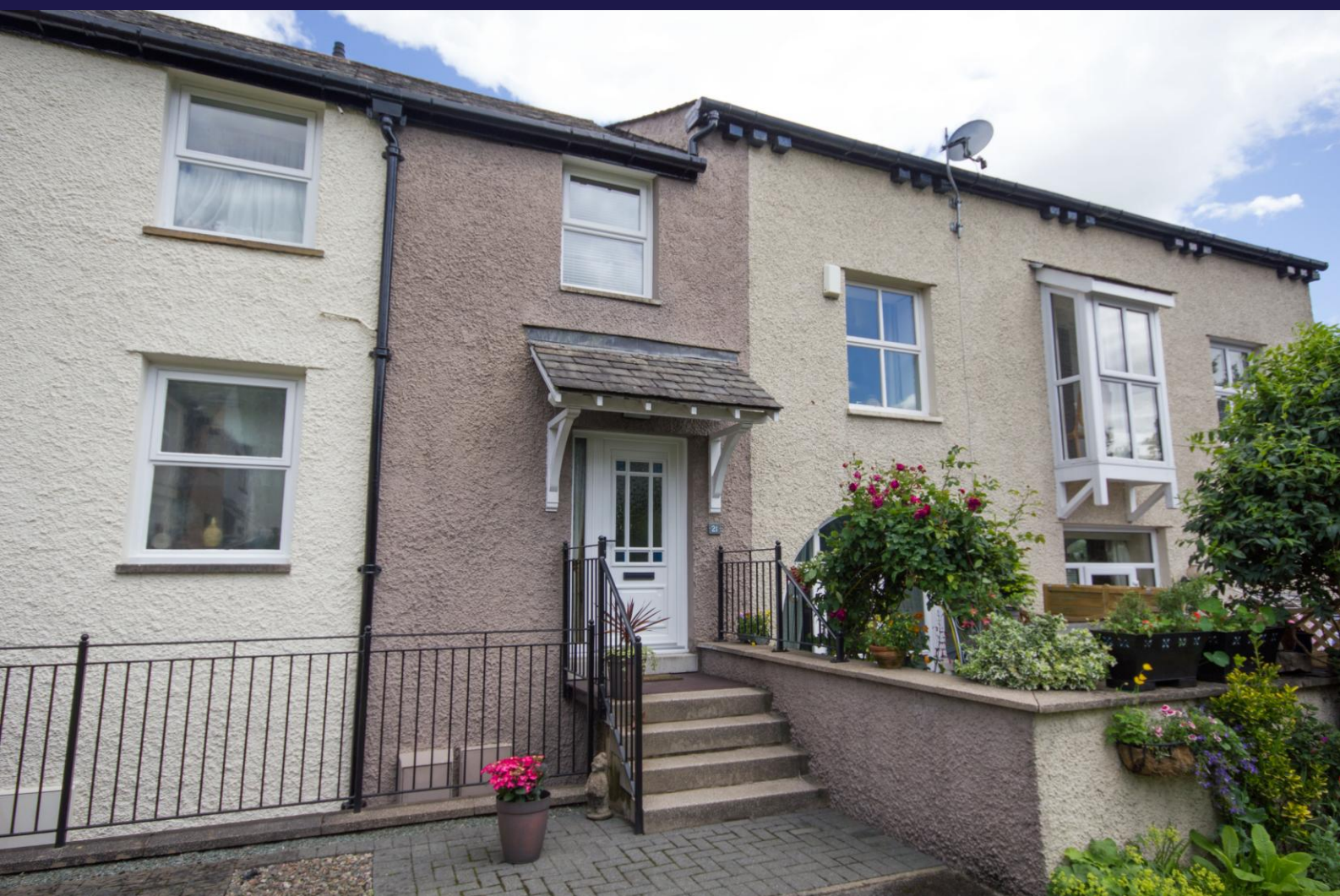
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PARKING &
GARAGE

MILNE MOSER

SALES + LETTINGS



**21 Strickland Court,
Windermere Road,
Kendal,
LA9 4QU**

£165,000





Within walking distance of Kendal Town Centre, this mid mews property is truly worthy of viewing. Lovingly maintained by the vendor, who has owned the property since conversion in 1994, the accommodation is immaculately presented and deceptive. The house is over three levels with the reverse primary accommodation over the ground and first floor, a garage is on a lower ground floor. Gas centrally heated and UPVC double glazed throughout, the bathroom and kitchen have also both been replaced in recent years and have been maintained like new. Situated in a pretty courtyard of similarly unique properties, there are managed gardens and parking for visitors.

ACCOMMODATION

From the communal gate and across the green, a couple of steps and a UPVC double glazed door with stained glass insets leads into:

ENTRANCE HALL

Stairs lead up the open plan lounge kitchen and down to the garage. Radiator and ceiling light.

OPEN PLAN LOUNGE KITCHEN DINING AREA

20' 9" x 10' 6" (6.32m x 3.2m) inclusive

Dual aspect windows face the front and aspects with pleasant outlooks from both. The kitchen area has been well fitted with cream shaker style base and wall units with wood block effect worktops, one and a half bowl sink with drainer and tiled splashbacks.

Electric hob with canopy over, electric oven and an integrated fridge. There are downlights to the ceiling, a radiator, telephone point, television cabling and a ceiling light. Access to the loft.

BEDROOM

11' 6"/8' 11" x 10' 3" (3.51m/2.72m x 3.12m)

A UPVC double glazed window faces the rear aspect and overlooks Caroline Street. Radiator and a ceiling light.

BATHROOM

7' 0" x 5' 5" (2.13m x 1.65m)

Fully tiled, the bathroom is both stylish and functional. Bath with shower over, pedestal wash hand basin and a WC. Sensor illuminated mirror, heated chrome towel rail, ceiling light and extractor.



ACCOMMODATION CONTINUED

LOWER HALLWAY

Stairs lead down to the lower hallway which has a radiator and ceiling light. Useful built in cupboard under the stairs. (with light)

GARAGE

14' 0" x 10' 1" (4.27m x 3.07m)

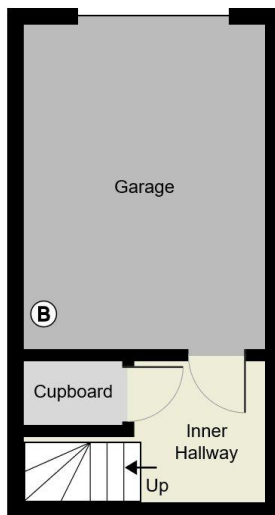
An excellent feature of the property and a rarity in properties of this size. An up and over door leads to the rear and there is power, light and a water tap. Plumbing for a washing machine, wall mounted Vaillant boiler and space for a freezer if required.

EXTERNAL

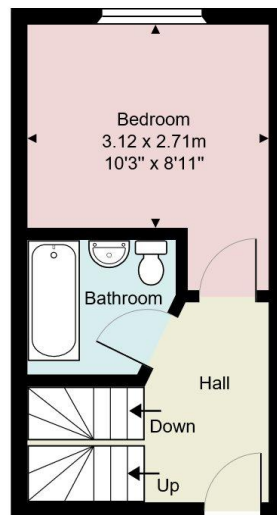
At the front of the property there is an aspect over the communal garden and flower beds. At the rear, there is a parking space in front of the garage along with shared visitor spaces clearly marked.



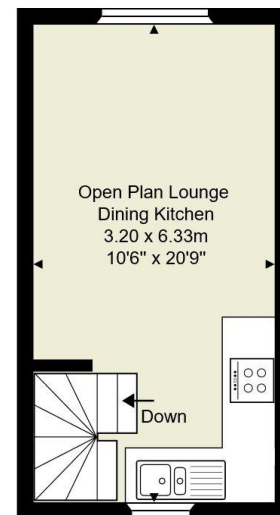
FLOOR PLAN



Lower Ground Floor



Ground Floor



1st Floor

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

Strickland Court is located to the right hand side of Windermere Road just after the traffic light junction with Burneside Road. Access by foot via a gate to a communal green area leads to the front door, with vehicle access to the parking and garage leading from Caroline Street.

GENERAL INFORMATION

Mains Services: Water, gas, electric and drainage

Tenure: Freehold. Strickland Court has a residents association and a fee of £275 per annum is payable for upkeep of communal gardens

Council Tax Band : B

EPC Grading: C

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