



MILNE MOSER
SALES + LETTINGS



**88 Hallgarth Circle
Kendal
LA9 5NY**

£175,000





Close to shops, the community centre and bus stops, this three bedroom semi detached house is ideal for a young family looking to put their stamp on a property. There are two reception rooms and a kitchen on the ground floor along with outbuildings at the rear with further potential. There are two good double bedrooms and a generous single on the first floor in addition to the bathroom. At the rear is a garden with an open park beyond, again ideal for families. Available with no onward chain.

ACCOMMODATION

A wooden glazed front door leads into:

ENTRANCE HALL

Having a UPVC double glazed window to the side, the hallway has space for shoes and coats and a built in cupboard under the stairs. Storage heater, a ceiling light and built in meter cupboard.

LOUNGE

11' 5" x 10' 1" (3.48m x 3.07m)

Facing the front aspect, the lounge has a gas fire set to a tiled surround, a ceiling light and telephone point. Storage heater.

DINING ROOM

14' 7" x 11' 2" (4.44m x 3.4m)

Overlooking the rear garden, the dining room is a good size and has a ceiling light, telephone point and gas fire set to a tiled surround.

KITCHEN

11' 4" x 5' 2" (3.45m x 1.57m)

Two UPVC double glazed windows face the side aspect and a door leads to the rear outbuildings. Fitted with cream base and wall units with wood effect worktops and tiled splashbacks. Stainless

steel sink with drainer, space for a gas cooker and undercounter fridge. Storage heater, a ceiling light and plumbing for a washing machine.

LANDING

Access to the loft and a built in cylinder cupboard. A UPVC double glazed window to the side aspect, a ceiling light and storage heater.

BEDROOM

11' 6" x 11' 3" (3.51m x 3.43m)

Overlooking the garden and green space at the rear, there is a UPVC double glazed window and a ceiling light.

BEDROOM

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

UPVC double glazed window to the front elevation and a ceiling light.



ACCOMMODATION CONTINUED

BEDROOM

8' 6" x 8' 1" (2.59m x 2.46m)

Also overlooking the rear garden and park, the third bedroom has a ceiling light and UPVC double glazed window.

BATHROOM

Frosted UPVC double glazed window. A coloured suite comprising bath, pedestal wash hand basin with back vanity and a WC. Ceiling light and some tiling to the walls.

EXTERNAL

At the front is a gated driveway and garden area planted with evergreens and flower beds. A path with borders leads to the side and into the outbuildings/rear passageway.

The rear garden is a good size, gently sloping with a central path. Mature planting, shrubs and evergreens add height and there is a flagged area close to the house.

OUTBUILDINGS

Leading from the kitchen, a rear passageway has doors to the front and rear, ideal for taking through garden refuse or bins. There is a light and water tap. The coal house has a light and there is an adjacent workshop with a frosted double glazed window, power and light. An outside WC also has power and light and an internal window.



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

Leaving Kendal on Windermere Road, turn right onto Garth Brow and follow down and then right onto Hallgarth Circle. Continue round Hallgarth Circle with the property being located to the left hand side opposite the community centre and before the shops.

GENERAL INFORMATION

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

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