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GARAGE &
PARKING

MILNE MOSER
SALES + LETTINGS



**209 Windermere Road,
Kendal, Cumbria, LA9 5EY**

£320,000





OVERVIEW

On the fringes of Kendal with open views at the rear, this substantial semi detached house has a versatile layout over three floors. There are three reception rooms on the entry level and a large bright hallway, stairs lead down to a lower level where there is a kitchen and dining room. The first floor offers a family bathroom with four piece suite and three good sized bedrooms. There are additional WC facilities on the lower and top levels - a bonus for families. To the front is off road parking and a single garage and to the rear - a terraced garden. A excellent opportunity to acquire a large family home in a great location with potential to personalise and develop.

This area is popular with families and retirees alike, being a short walk from the town centre and close to schools, local shops and recreational area. Open countryside is also easily reached and Windermere only approximately 7 miles away.







ACCOMMODATION

Approaching over the driveway to the UPVC double glazed door and into the porch area. The attractive original front door with adjacent panes leads into:

HALLWAY

A bright hallway with ample space for coats and storage. A staircase with large UPVC double glazed frosted window floods the space with light and there is laminate flooring, a ceiling light and a radiator.

RECEPTION ONE

12' 8" x 11' 11" (3.86m x 3.63m) excluding bay window A UPVC double glazed bay window faces the front aspect. Stone fire surround with gas fire and adjacent cupboards. Laminate flooring, a ceiling light and a radiator.

RECEPTION TWO

13' 8" x 12' 8" (4.17m x 3.86m) Currently used as the primary lounge, there are open views at the rear over Kendal to hills beyond. UPVC double glazed window, a radiator, ceiling light and television aerial cabling. Stone fireplace with display surfaces to either side

RECEPTION THREE

10' 4" x 9' 9" (3.15m x 2.97m) A window faces the rear aspect with great outlook. A versatile room, ideal as a playroom, study or occasional bedroom, there is a door leading to the side, a ceiling light and radiator. Pedestal wash hand basin and a telephone point.

Stairs from the hallway lead down to a lower level vestibule. There is a ceiling light and access to a useful undercroft/storage area (with light).

WC

Having a wash hand basin, a WC, extractor and a ceiling light. Low level cupboard under the stairs.

DINING ROOM

13' 8" x 12' 8" (4.17m x 3.86m) UPVC double glazed sliding doors lead to the rear and there is a television aerial point, a radiator and downlights to the ceiling.

KITCHEN

9' 10" x 9' 9" (3m x 2.97m) UPVC double glazed window overlooking the rear garden. White base and wall units with grey speckled worktops, under unit lighting and tiled splashbacks. Stainless steel sink with drainer, plumbing for both a dishwasher and washing machine and space for a fridge freezer. Gas hob with canopy over and an electric oven.



ACCOMMODATION CONTINUED

LANDING

Ceiling light and access to the loft.

BEDROOM

13' 8" x 11' 8" (4.17m x 3.56m) max A UPVC double glazed window faces the rear elevation with excellent outlook over rooftops to hills beyond. Built in double cupboard, a ceiling light and radiator.

BEDROOM

12' 0" x 10' 6" (3.66m x 3.2m) excluding wardrobes. UPVC double glazed bay window to the front with view to hill/fields between houses. Three double and one single built in wardrobe, a radiator and a ceiling light.

BEDROOM 10' 3" x 9' 7" (3.12m x 2.92m) UPVC double glazed window to the front aspect with pleasant outlook. Radiator and a ceiling light.

BATHROOM

9' 9" x 6' 9" (2.97m x 2.06m) A frosted UPVC double glazed window faces the rear elevation. Fitted with a four piece suite comprising quadrant shower cubicle, bath with mixer attachment, concealed cistern WC and a vanity wash and basin. Fully tiled, there is a shaver point, ceiling light, extractor and heated towel rail.

ADDITIONAL WC

A frosted window to the rear. WC, ceiling light and tiling to the walls.

EXTERNAL

At the front of the property is a double width parking area with gravel garden area and perimeter hedging. A path leads to the side and to the rear garden. Adjacent to the house is a patio and seating area with a lower lawn area bounded by trees. Mature rose beds and bamboo screening.

GARAGE

15' 8" x 8' 3" (4.78m x 2.51m) Having an up and over door and a window at the side. Power and light.





DIRECTIONS

Leaving Kendal on Windermere Road, proceed up the hill, through the crossroads at Queens Road and past Underley Road and Garth Brow. The property is located to the right hand side.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage

Tenure: Freehold

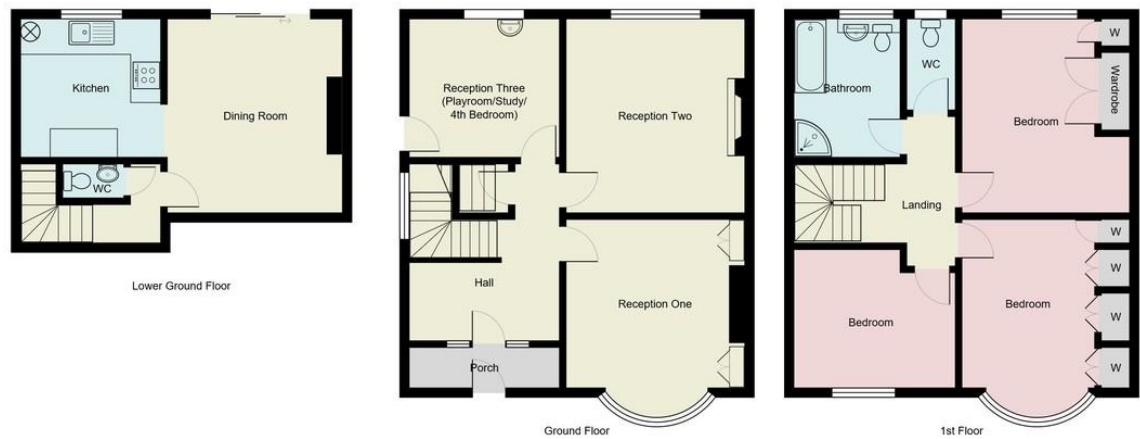
Council Tax Band: D

EPC Grading: E





FLOOR PLAN



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