



MILNE MOSER
SALES + LETTINGS



**61 High Garth,
Kendal,
LA9 5NR**

£200,000





OVERVIEW

Immaculately present three bedroom property which has been looked after to the highest standard. Situated at the head of the cul de sac this family home has good sized living spaces, modern fitments and a garden that green fingers will fall in love with. The kitchen offers integrated appliances, space for a dining table and access to the conservatory. Bright and airy lounge, modern bathroom suite and ample storage. Taking all this and then adding the uninterrupted views over fields towards Kentmere Horseshoe, viewing is a must.







ACCOMMODATION

ENTRANCE HALL

Entered through a composite door with opaque double glazed inserts, space for coats, under stairs storage, central ceiling light and radiator. UPVC double glazed window to the side.

LOUNGE

12' 11" x 14' 02" (3.94m x 4.32m) into alcove
Good sized room with feature fire set to hearth, recess alcove, central ceiling light and radiator. UPVC double glazed window to the front.

KITCHEN/DINER

7' 05" x 20' 06" (2.26m x 6.25m)

Kitchen Area:

Fitted with a range of base, wall and drawer units with granite worktop over incorporating one and a half bowl stainless steel sink and drainer. Integrated oven with four ring gas hob over, cooker hood and under counter fridge and freezer. Space for washing machine, tiled splash backs, moveable spot lights to ceiling and radiator. UPVC double glazed window to the rear.

Dining Area:

Space for table and chairs, moveable spot lights to ceiling and further single spot light. Wooden door with glazed inserts lead into:

CONSERVATORY

9' 10" x 9' 03" (3m x 2.82m)

UPVC double glazed windows to two sides with sliding patio doors to further side. Polycarbonate roof and radiator.

FIRST FLOOR LANDING

UPVC double glazed window to the side with views over fields and to the hills beyond, loft access, central ceiling light and radiator.

BEDROOM

11' 06" x 14' 06" (3.51m x 4.42m) widest point
Double room, radiator and central ceiling light. UPVC double glazed window to the front.



ACCOMMODATION CONTINUED

BEDROOM

9' 00" x 14' 07" (2.74m x 4.44m) widest point
Double room, cupboard housing boiler, two further cupboards offering shelving and storage. Central ceiling light and radiator. UPVC double glazed window to the rear.

BEDROOM

8' 05" x 9' 09" (2.57m x 2.97m) widest point
UPVC double glazed window to the front, central ceiling light and radiator.

BATHROOM

5' 03" x 8' 00" (1.6m x 2.44m)
Modern, white three piece suite comprising of dual flush hidden cistern WC, sink with mixer taps set to vanity unit offering cupboard storage and panelled bath with Mira mixer shower over and screen. Fully tiled, moveable spot lights to ceiling and ladder style heated towel rail. UPVC double glazed opaque windows to side and rear.

GARDEN

Front:

Paved steps lead to the front door with patio area's offering space for pots. Access to the rear/side is through a wooden gate

Rear:

Fully enclosed the garden offers a well manicured lawn, paved patio area to enjoy the open views and a good sized shed.





DIRECTIONS

Proceeding north out of Kendal on Windermere Road, turn right onto Garth Brow. Follow the road down and to the left joining Hallgarth Circle. Take the second turning onto High Garth, following the road round taking your first left into the cul de sac. The property can be found in the top right hand corner.

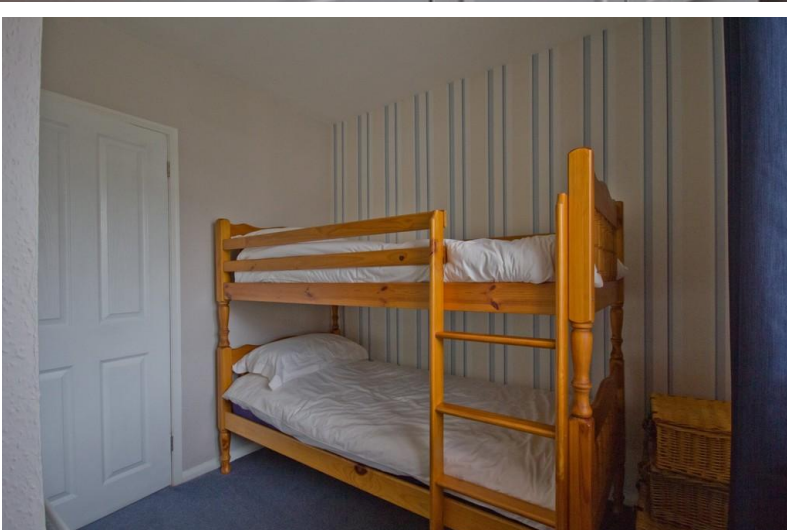
GENERAL INFORMATION

Mains Services: Gas, Electric, Water and Drainage.

Tenure: Freehold

Council Tax Band: C

EPC Grading: C





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

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