



MILNE MOSER
SALES + LETTINGS



**3 Kent Place
Kendal
LA9 4EY**

£150,000





OVERVIEW

An ideal first time buy or rental investment, this three bedroom mid terraced house is close to the town centre and offers real potential. The accommodation is well balanced over two levels, with good sized bedrooms, a generous lounge diner, ground floor cloakroom/WC and a single garage. The property would benefit from some updating, however UPVC double glazing is already installed. The rear garden is mostly flagged for ease of maintenance and is a pleasant space in which to sit out. Walks along the river and through Abbot Hall Park are on the doorstep and the property is available with no onward chain.







ACCOMMODATION

A frosted UPVC double glazed door leads into:

ENTRANCE HALL

Stairs lead to the first floor with a cupboard under and there is a ceiling light. A concertina door leads to the kitchen and further door to the lounge.

WC

Frosted UPVC double glazed window facing the front aspect. WC, wash hand basin and a ceiling light.

LOUNGE/DINER

21' 10" x 11' 6" (6.65m x 3.51m)

Dual aspect UPVC double glazed windows face the front and overlook the rear garden. Two ceiling lights, television aerial cabling.

KITCHEN

10' 5" x 8' 10" (3.18m x 2.69m)

A frosted UPVC double glazed door leads to the rear garden with an adjacent UPVC double glazed window. Fitted with pale cream base and wall units with marble effect worktops and tiled splashbacks. Stainless steel sink, space for a cooker, plumbing for a washing machine and space for a fridge and freezer. Ceiling light and tall cupboard housing the warm air heating boiler.

LANDING

Having access to the loft and built in airing cupboard with hot water cylinder and shelving. Ceiling light.

BEDROOM

11' 4" x 10' 8" (3.45m x 3.25m)

Overlooking the rear garden, there is a built in double cupboard, UPVC double glazed window and a ceiling light.

BEDROOM

14' 8" x 8' 7" (4.47m x 2.62m)

Another good double bedroom with a built in wardrobe/cupboard, a ceiling light and telephone point. UPVC double glazed window.

BEDROOM

9' 2" x 7' 8" (2.79m x 2.34m)

UPVC double glazed window facing the rear elevation. Ceiling light.

WET ROOM

Having a pedestal wash hand basin, WC and open shower area with central drain. Frosted UPVC double glazed window, ceiling light, extractor and wall mounted fan heater.



ACCOMMODATION CONTINUED

EXTERNAL

The rear garden is mostly flagged with flower borders, evergreens and gate leading to the rear. External tap and door into the garage.

GARAGE

16' 0" x 8' 5" (4.88m x 2.57m) approx
Having power and light.





DIRECTIONS

From our office on Highgate, on foot proceed across the road and through Dr Mannings Yard. Turn right on Dowkers Lane, turning left onto Kent Place. The property is located to the left hand side with the garage accessed from the next entrance along.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage. Warm Air Heating
Tenure: Freehold
Council Tax Band: B
EPC Grading:





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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