



MILNE MOSER
SALES + LETTINGS



**6 Windermere Road
Kendal
Cumbria
LA9 4QJ**

£135,000





Within walking distance of Kendal Town centre, this three storey mid terraced house is an ideal first time buy or rental investment. The property has a contemporary layout with an open plan lounge diner, basement style kitchen with adjoining bedroom/study . On the first floor is a light bright bedroom and a bathroom. Some updating works are required, however there is potential to create an individual home. At the rear is a shared yard and a private outhouse/store. Available with no onward chain.

ACCOMMODATION

A couple of steps lead up to the red painted front door which has a frosted double glazed pane.

OPEN PLAN LOUNGE DINER

18' 5" x 10' 11" (5.61m x 3.33m) max

With a period style double glazed sash window at the front and a double glazed window at the rear, the lounge diner easily has space for both seating and dining. Two radiators, downlights, wooden style flooring and alcove shelving.

UTILITY

5' 7" x 5' 4" (1.7m x 1.63m)

Having a double glazed window and door leading to the shared yard, the utility has a tiled floor, plumbing for a washing machine and fitted worktop.

Stone style steps lead down the basement level

KITCHEN

10' 9" x 8' 11" (3.28m x 2.72m)

Fitted with cream gloss slab fronted base and wall units with wood effect worktops and a one and a half bowl stainless steel sink and drainer. Tiled splashback, a radiator and a ceiling light. Tiled floor and space for a fridge.

BEDROOM/STUDY

10' 5" x 8' 8" (3.18m x 2.64m)

An ideal guest bedroom or study, a double glazed sash style window faces the front aspect and there is tongue and groove paneling to the walls. Radiator, ceiling light and built in cupboard.



ACCOMMODATION CONTINUED

LANDING

A window faces the rear elevation and there is a ceiling light. Built in open fronted cupboard over the stairs housing the Vaillant boiler.

BEDROOM

11' 1" x 10' 11" (3.38m x 3.33m)

Having a pleasant rooftop view the main bedroom has stripped wooden floorboards, a double glazed sash window, radiator and ceiling light.

BATHROOM

7' 0" x 5' 9" (2.13m x 1.75m)

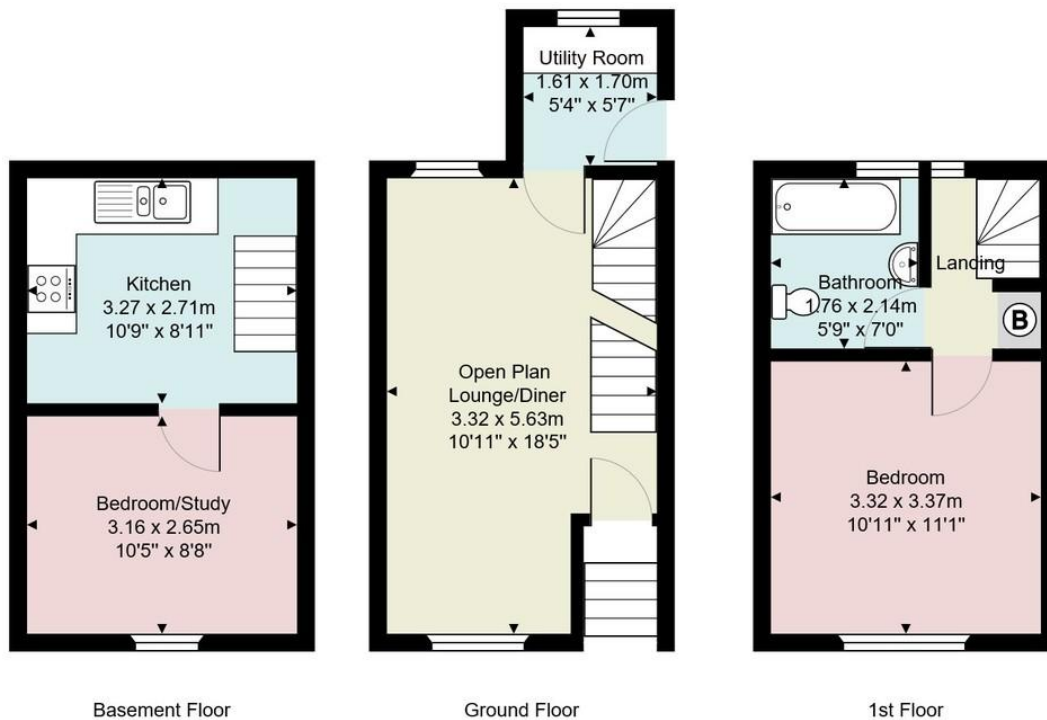
A double glazed window faces the rear aspect. Fitted with a white suite comprising bath with shower over, a pedestal wash hand basin and wc. Aqua board to the walls, a ceiling light and extractor. Heated chrome towel rail.

EXTERNAL

To the rear of the property is a small yard area with shared access with neighbouring properties. Room to sit out if required and to dry washing etc. An alleyway leads to the front between two properties and there is a private lockable outhouse.



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 Stricklandgate, continue straight on at the traffic lights on to Windermere Road. The property is located a short distance to the left hand side.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage are connected
Tenure: Freehold
Council Tax Band : A
EPC Grading: D

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