



MILNE MOSER
SALES + LETTINGS



20 Cherry Tree Crescent
Kendal
Cumbria
LA9 5EN

£200,000





On a popular development and with the bonus of a garage and parking space, this two bed room townhouse is over three floors and has neutral style of décor throughout. The well planned accommodation has a utility room and garage on the ground floor, open plan lounge and dining space to the first floor and two double bedrooms. The bathroom and kitchen are both modern in style and there is an enclosed garden to the rear.

ACCOMMODATION

Accessed via a double glazed door.

HALLWAY

The hallway benefits from neutral décor, beech laminate flooring, ceiling lighting, radiator and coat hook.

UTILITY ROOM

Fitted with worktops, inset stainless steel sink with drainer and mixer tap. A base unit, shelving and a large understairs cupboard providing plenty of storage. Plumbing and space for a washing machine and tumble dryer. The garage can also be accessed from the utility room.

LOUNGE

15' 4" x 13' 3" (4.67m x 4.04m) max
Double glazed windows to the front and side aspects. There are views over Kendal and beyond and a feature fireplace with inset gas fire. Wall lighting, radiator, ceiling lighting and beech laminate flooring throughout. There is a TV aerial point and an archway to the dining room. Stairs continue to the second floor.

DINING ROOM

10' 3" x 8' 1" (3.12m x 2.46m)
Situated to the rear of the property the dining area features white and yellow painted walls, beech effect laminate flooring, telephone point, radiator and spotlighting to the ceiling. UPVC double glazed patio doors leading to the garden.

KITCHEN

10' 0" x 7' 0" (3.05m x 2.13m)
Double glazed window facing the rear aspect. Fitted with a range of Shaker style wall and base units, wood effect laminate worktop and inset stainless steel sink with mixer tap. Creda freestanding oven and under counter Whirlpool fridge and dishwasher. In addition, there is decorative splash-back tiling, radiator and spotlighting. Wall mounted Ideal Classic boiler.

The stairs with a double glazed window continue to the second floor.

LANDING

Spotlighting to the ceiling and an airing cupboard housing the hot water cylinder and shelving. Access to the loft.



ACCOMMODATION CONTINUED

BEDROOM

11' 6" x 10' 0" (3.51m x 3.05m)

Double glazed window to the front aspect with lovely outlook over town and beyond. Spacious built in wardrobes, TV aerial point, radiator and ceiling light.

BEDROOM

10' 3" x 9' 11" (3.12m x 3.02m)

A further double bedroom with a double glazed window facing the rear of the property. Radiator and spotlighting to the ceiling.

BATHROOM

A contemporary bathroom comprising of a white 3 piece suite including pedestal sink with chrome mixer tap, WC, bath with electric shower over and modern glass shower screen. The walls are fully tiled in mosaics and there is white ceramic tiling to the floor. To complement there is a large mirror above the sink and chrome ladder towel rail. There is some shelving, ceiling light and an extractor fan.

EXTERNAL

The garden is mainly laid to lawn with a variety of shrubs and trees for added privacy. There is a patio area and washing line.

GARAGE

17' 7" x 8' 9" (5.36m x 2.67m)

Up and over door, power and light.



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

From our office proceed to the traffic lights at the town hall and turn left into Allhallows Lane and up the hill into Beast Banks. At the brow of the hill on Greenside bear left and at the junction proceed straight across into Brigsteer Road and continue for approximately 1/4 a mile. Take the next left into Underwood. Turn left onto Greenwood and continue down the hill. Near the bottom of the hill take the 2nd right into the cul de sac of Cherry Tree Crescent and No: 20 can be found straight ahead.

GENERAL INFORMATION

Mains Services: Water, gas, electric and drainage

Tenure: Freehold

Council Tax Band : C

EPC Grading: D

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