



MILNE MOSER
SALES + LETTINGS



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

£187,500





OVERVIEW

Well located on this popular development, this three bedroom property offers good sized rooms and an exceptional garden. Fully double glazed with gas central heating there is still the opportunity for someone to put their own stamp on this excellent family home. Offering views from the front and the top of the garden towards the fields and hills beyond. Stone chipping area used by the current owners for parking, sun room, tiered rear garden and sheds/outhouses with power and light are just some of the reasons you need to view.







ACCOMMODATION

ENTRANCE HALL

Accessed under a covered porch through a wood effect UPVC door with double glazed inserts. Stairs to first floor with under stairs storage and housing fuse box. Radiator, central ceiling light and thermostat.

LOUNGE

12' 10" x 14' 03" (3.91m x 4.34m) widest point
Good sized lounge with wood effect UPVC double glazed window to the front, feature gas fireplace set to hearth with wooden surround, decorative arch recess, further recess, radiator and central ceiling light.

KITCHEN/DINER

10' 10" x 20' 06" (3.3m x 6.25m)

Kitchen Area:

Fitted with a range of base, wall and drawer units incorporating stainless steel sink and drainer, wood panelling and splash backs. Space for oven, washing machine and fridge/freezer. Wood effect UPVC double glazed window to the rear. Ceiling mounted moveable spot lights.

Dining Area:

Wood effect UPVC double glazed patio doors to the Sun Room, radiator and wood panelling to walls. Ceiling mounted moveable spot lights and single spot light.

SUN ROOM

12' 05" x 9' 06" (3.78m x 2.9m)
Wood effect UPVC double glazed windows to two sides incorporating wood effect UPVC double glazed patio doors, polycarbonate roof, electric wall heater and two wall lights.

FIRST FLOOR LANDING

Access to loft, central ceiling light and access to all first floor rooms.

BATHROOM

5' 05" x 8' 02" (1.65m x 2.49m)
Three piece suite comprising of panelled bath with electric shower over, low level WC and pedestal wash hand basin. Part tiled and part wood clad with two ceiling lights and radiator. Two wood effect UPVC opaque double glazed window to the rear.



ACCOMMODATION CONTINUED

BEDROOM

10' 05" x 14' 01" (3.18m x 4.29m) widest point
Double room with wood effect UPVC double glazed window to the rear over looking the garden, central ceiling light and radiator. Cupboard housing hot water tank and boiler, further storage cupboards and additional wardrobes with overhead cupboards

BEDROOM

10' 01" x 10' 05" (3.07m x 3.18m) into cupboards
Double room with wood effect UPVC double glazed window to the front offering views towards fields and distant hills. Fitted wardrobes with overhead cupboards, radiator and central ceiling light.

BEDROOM

6' 10" x 9' 08" (2.08m x 2.95m)
Wood effect UPVC double glazed window to the front, radiator and central ceiling light. Wardrobe with hanging space and shelving.

FRONT GARDEN

Loose stone area which the current owners use as parking, steps lead to a covered porch with small paved area to the front.

REAR GARDEN

Set over several levels with a paved area to the bottom, steps and a pathway leading to grassed areas with rockery beds. Outhouse with power and light, further three sheds situated at the end of the garden with power and light. Fully enclosed with views over roof tops to the distant fields and hills beyond. Outside tap.





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 and the property can be found a short drive along on the left hand side.

GENERAL INFORMATION

Mains Services: Gas, Electric, Water and Drainage.

Tenure: Freehold

Council Tax Band: B

EPC Grading: D

PLEASE NOTE: The curb has not been dropped at the front of the property.





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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