



MILNE MOSER
SALES + LETTINGS



**9 Park Avenue
Kendal
Cumbria
LA9 5QN**

£230,000





OVERVIEW

Having a traditional external appearance, this three bedroom mid terraced house has retained character features which have been tastefully combined with contemporary fittings and décor. Having a Scandi feel, the property has a modern bright kitchen at the rear with rooflights and white gloss units. Both reception rooms have woodburning stoves and alcove storage. The principal bedroom is a good double and there is a modern bathroom and second bedroom at first floor level. The accommodation continues into the roof space with a further third bedroom - an ideal room for a teenager or gamer! Externally the vendors have created a haven in the rear courtyard, partly decking the space and there is a really useful outhouse for storage. Close to the town centre, playing fields and river walks.







ACCOMMODATION

Approaching over the well planted forecourt, the half glazed front door leads into:

ENTRANCE HALL

Having a stripped wood floor, there is a radiator, downlights and telephone point. Character features and stairs to the first floor.

DINING ROOM

14' 10" into bay x 10' 4" (4.52m x 3.15m)

A double glazed bay window faces the front aspect. Wooden style flooring, a radiator and ceiling light along with television and CAT5 cabling. Woodburner set to a slate hearth.

LOUNGE

14' 1" x 11' 7" (4.29m x 3.53m)

Looking onto the pretty rear courtyard, the cosy lounge has a woodburner with shelving adjacent and a wood lintel. Continuing flooring, a radiator, a double glazed window, ceiling light and television and CAT5 cabling. Cupboard under the stairs with light.

KITCHEN

15' 0" x 6' 11" (4.57m x 2.11m)

A bright space with two Velux rooflights plus two double glazed window facing into the rear courtyard. Fitted with an extensive range of white gloss base and wall units with wood block worktops and contemporary metro splashback tiling. Integrated dishwasher, fridge freezer, five burner gas hob and double oven. Over unit lighting, a radiator and downlights. A door leads to the courtyard.

LANDING

Ceiling light. Stairs lead to the second floor.

BEDROOM

14' 1" x 10' 11" (4.29m x 3.33m)

Overlooking Park Avenue at the front, the principal bed room has a radiator, ceiling light and two double glazed windows.



ACCOMMODATION CONTINUED

BEDROOM

8' 8" x 8' 1" (2.64m x 2.46m)

A double glazed window faces the rear aspect and looks over gardens and trees. Ceiling light, radiator and laminate flooring.

BATHROOM

8' 8" x 5' 7" (2.64m x 1.7m)

A modern bathroom with a white suite comprising bath with shower over, a modern vanity wash hand basin and WC.

Downlights to the ceiling, metro style tiling, a radiator and frosted double glazed window.

BEDROOM

18' 3" x 13' 11" (5.56m x 4.24m) max into the roof space.

A great addition to the property with a Velux rooflight, radiator and downlights. The ceiling has a height of 7'0 and there are television and CAT5 cabling along with a telephone point. Built in storage cupboard.

EXTERNAL

The current vendor have maximised the space with pretty planting at the front of the property and a raised bed. The rear courtyard is a lovely place to sit and relax with paving and a decked area, space for pots and furniture and a gate leading to the rear access lane.

OUTHOUSE

8' 0" x 6' 9" (2.44m x 2.06m)

Providing valuable storage, the outhouse has power connected and houses the Vaillant boiler.



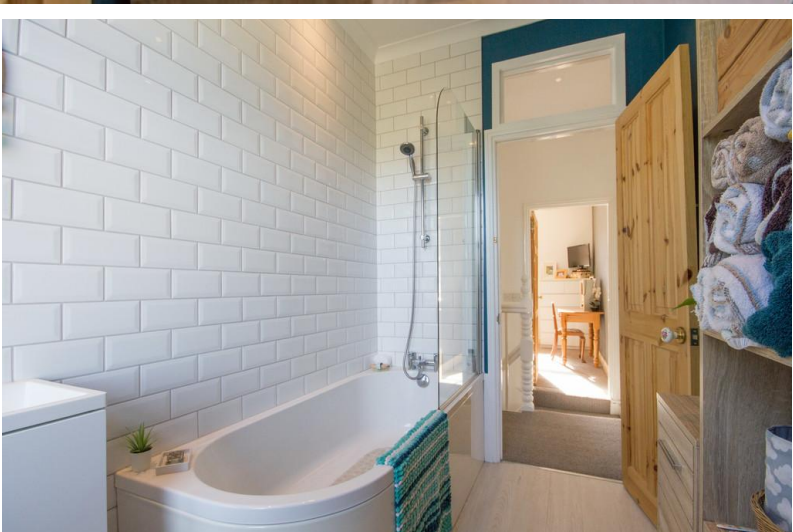


DIRECTIONS

Leaving Kendal on A6, Milnthorpe Road, turn left at the traffic lights at the college and onto Romney Road. Bear left again onto Park Street, following the one way system, turning right and right again to loop back round to Park Avenue. The property is located a short distance to the left hand side.

GENERAL INFORMATION

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





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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