



DIRECTIONS: Follow the A6/Shap Road out of Kendal. Take the fourth right into Crescent Green and no. 17 is on the right-hand side.

COUNCIL TAX BAND: D
EPC: CURRENT 63 POTENTIAL 79
MOSTLY UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
TENURE: Freehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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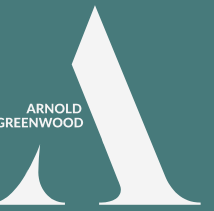
£305,000
17 CRESCENT GREEN, KENDAL

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Moving, made simple



£305,000 **17 CRESCENT GREEN, KENDAL, LA9 6DR**

If you are looking for an affordable, extremely spacious four-bedroom family home then look no further. Requiring general up-dating, the accommodation is surprisingly expansive, an inviting generous size hallway sets the scene. Having two reception rooms, dining room, kitchen, utility area, downstairs W.C. Four excellent size bedrooms, family bathroom and a superb attic room (possible conversion subject to consents) which has been fully boarded. Grassed front garden and the rear garden is grassed and paved with gated access to a garage which is approximately 24' long. An exciting prospect not to be missed.

NO CHAIN.



HALL 20' 11" x 9' 2" max (6.38m x 2.79m max) Entry is through a partially glazed timber door, decorative glass windows alongside, into a spacious hall. Doors to two reception rooms and dining room, under stairs cupboard, stairs rise to first floor.

RECEPTION ONE 12' 0" x 11' 7" (3.66m x 3.53m) A generous size room, timber bay window to front aspect. Metal fire surround with open fire. Arched recess to one side with shelves.

RECEPTION TWO 13' 0" x 10' 4" (3.96m x 3.15m) Feature fireplace with timber surround, stone effect hearth and back, living flame gas fire. Window to rear aspect.

DINING ROOM 13' 3" x 8' 4" max (4.04m x 2.54m max) A good size dining room, built in cupboard, side aspect window. Door into the kitchen.

KITCHEN 8' 9" x 7' 10" max (2.67m x 2.39m max) A modern style kitchen with a range of wall and floor units, worktop over incorporating a 1 ½ sink, BOSCH electric hob with extractor above. Integrated double oven, space for a fridge. Part tiled. Window to side aspect, door to utility.

UTILITY 8'9" X 6'5" MAX & CLOAKROOM 4'6" X 2'4" Having a wall mounted Vaillant boiler, space and plumbing for washing machine, space for a dryer. Part tiled. Window to rear aspect, door leading out to rear garden. Door from utility into the cloakroom having a wash hand basin, W.C., window to rear aspect.

FIRST FLOOR – landing with access to attic which is boarded, has light and a skylight, pull down ladder. Doors on landing lead to four bedrooms and bathroom.

BEDROOM ONE 15' 8" x 11' 10" (4.78m x 3.61m) Situated to front aspect, window with views to fells between the houses.

BEDROOM TWO 11' 8" x 11' 5" (3.56m x 3.48m) Situated to rear aspect, window overlooking garden. Door to storage cupboard.

BEDROOM THREE 12' 11" x 10' 10" (3.94m x 3.3m) Situated to front aspect with views to the fells.

BEDROOM FOUR 12' 4" x 8' 7" max (3.76m x 2.62m max) Situated to rear aspect, a fourth double bedroom, window to side aspect.

BATHROOM 8' 8" x 5' 4" max (2.64m x 1.63m max) Suite comprising bath with shower over, wash hand basin and W.C. Airing cupboard with hot water cylinder and shelves. Skylight.

EXTERNALLY

Front – enclosed walled and fenced garden with lawn and planted borders. Path leads to the front door. On road parking. Rear – paved pathway, lawn, planted borders, two greenhouses. Gate to GARAGE 24' 0" x 9' 10" (7.32m x 3m) having a side access door, dual aspect windows to side and rear. Up and over door opening onto a service lane between Mint Street and Crescent Green.

Crescent Green is a good location to access Kendal amenities and convenient for the Lake District National Park. This property did not flood in storm Desmond.

