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GARAGE &
PARKING

MILNE MOSER
SALES + LETTINGS



**1 Gowan Close
Staveley
Kendal
LA8 9NW**

£250,000





OVERVIEW

With Staveley's amenities on the doorstep, country walks and bike rides, this extended three bedroom end terraced house is ideal for those looking to put their stamp on a property. Owned by the same family for many years, the property does require some up dating but offers excellent scope to personalise and create a long term home. All three bedrooms are a good size and have lovely views over the village to Reston Scar and beyond. The property has been extended at the rear creating a hobby/utility room, large porch, wc and a sun room. The gardens are mainly to the side and there is parking and a garage.







ACCOMMODATION

The glazed porch at the front leads into:

ENTRANCE HALL

Stairs lead to the first floor and there is a built in cupboard housing the warm air boiler. Meter cupboard.

LOUNGE

15' 11" x 12' 6"/9' 2" (4.85m x 3.81m/2.92m)

UPVC double glazed windows face the front and side aspects with pleasant outlooks. Two wall lights, a ceiling light and pelmet lighting to the feature arch. Telephone point and a satellite cabling.

DINING ROOM

9' 10" x 8' 8" (3m x 2.64m)

Divided from the rear porch by a glass partition. Ceiling light.

KITCHEN

9' 11" x 6' 6" (3.02m x 1.98m)

Internal window into the hobby/utility room. Fitted with dark cherry base and wall units with speckled worktops and tiled walls. Stainless steel sink with drainer, space for a fridge and freezer and a ceiling light. Pantry/cupboard under the stairs with a light.

REAR PORCH

10' 3" x 9' 10" (3.12m x 3m) inclusive

A frosted UPVC double glazed door leads to the driveway at the side and a UPVC double glazed window look onto the rear patio. Ceiling light and internal window.

WC

A frosted window borrows light from the sun room and there is a fitted two piece suite. Ceiling light.

HOBBY/UTILITY ROOM

10' 4" x 5' 10" (3.15m x 1.78m)

Plumbing for a washing machine and a UPVC double glazed window. Ceiling light.

SUN ROOM

12' 2" x 7' 0" (3.71m x 2.13m)

UPVC double glazed to two sides and having a polycarbonate roof. Television aerial cabling and a wall light. A door leads on to the rear patio.



ACCOMMODATION CONTINUED

LANDING

Built in cylinder cupboard, a ceiling light and access to the loft.

BEDROOM

13' 6" x 9' 3" (4.11m x 2.82m) max

Facing the front aspect and side aspects with great views towards fields and scar. Television cabling, two UPVC double glazed windows and a ceiling light.

BEDROOM

12' 5" x 9' 2" (3.78m x 2.79m)

Facing the rear aspect and having a view toward Reston Scar, the second double bedroom has television cabling, a telephone point and a ceiling light.

BEDROOM

7' 6" x 7' 4" (2.29m x 2.24m)

A UPVC double glazed window facing the front aspect and having a views over rooftops towards hills. Ceiling light.

BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a cast bath with shower over, wash hand basin and a WC. Ceiling light.

EXTERNAL

The garden spaces extend mainly to the side and front of the property with lawn, mature conifers, holly tree and fish pond. The long driveway leads to the garage and there is a further enclosed flagged space at the rear of the property.

GARAGE

16' 11" x 9' 0" (5.16m x 2.74m)

Double doors, power, light and a tap.





DIRECTIONS

Leaving Kendal on Windermere Road, continue straight on at Plumgarths roundabout following signs to Windermere. Take the second turning in to Staveley village with Gowan Close located to the right hand side just past RR Stone showrooms. The property is the first on the left.

GENERAL INFORMATION

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





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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