



MILNE MOSER
SALES + LETTINGS



**24 Garth Bank
Kendal
LA9 5NX**

£110,000





Situated to a cul de sac of similar properties, this first floor flat is more than meets the eye. The modern styles of décor compliment the good sized accommodation and both the kitchen and shower room have good quality fittings. The double bedroom looks onto a green space at the rear and the lounge diner has lovely open views towards the Lakeland fells and open countryside - a real surprise. Completing the picture is a private garden area both at the front and rear and an outside store. An ideal first time buy or rental investment, this affordable home is on a popular development, with shops and facilities closeby.

ACCOMMODATION

Approaching over the front gardens and pathway, a private UPVC double glazed front door leads into:

ENTRANCE VESTIBULE

Stairs lead to the first floor and there is a built in cupboard with space for coats and shoes. Ceiling light and a radiator. On the stairwell is a UPVC double glazed window.

FIRST FLOOR LANDING

A light bright landing with a UPVC double glazed window facing the front aspect. Good sized cupboard with shelf and housing the boiler. Ceiling light.

LOUNGE/DINER

14' 7" x 13' 11" (4.44m x 4.24m)

Facing the front aspect and having open views over rooftops towards Lakeland Fells and open fields, this good sized room has space for both lounge and dining suites if required. Central focal point of a woodburner set to a slate surround and hearth with illuminate alcove shelving adjacent.

Feature wallpaper, large UPVC double glazed window, a radiator and ceiling light. Built in cupboard over the stairs with light and shelving - currently used as a home office.

KITCHEN

7' 3" x 6' 5" (2.21m x 1.96m)

UPVC double glazed window facing the rear aspect overlooking the park. Fitted with contemporary black gloss base and wall units with pale speckled effect worktops and tiled splashbacks. Circular sink, integrated gas hob with canopy over and an electric oven. Space for a fridge freezer and plumbing for a washing machine. Downlights to the ceiling.

BEDROOM

10' 10" x 9' 10" (3.3m x 3m)

Overlooking the park and trees at the rear, the double bedroom has a radiator and ceiling light and is well decorated.



ACCOMMODATION CONTINUED

SHOWER ROOM

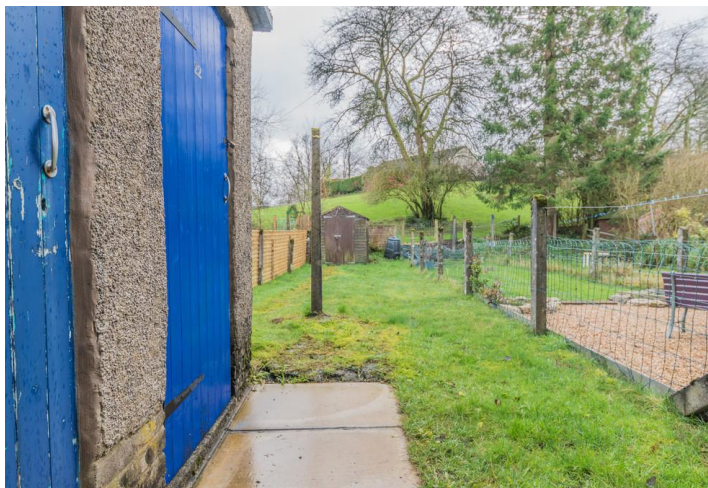
6' 5" x 5' 3" (1.96m x 1.6m)

Fully tiled, the stylish shower room is fitted with a three piece suite comprising circular tray walk in cubicle with both fixed head and riser, a WC and pedestal wash hand basin. Downlights to the ceiling, chrome heated towel rail and an extractor. Frosted UPVC double glazed window.

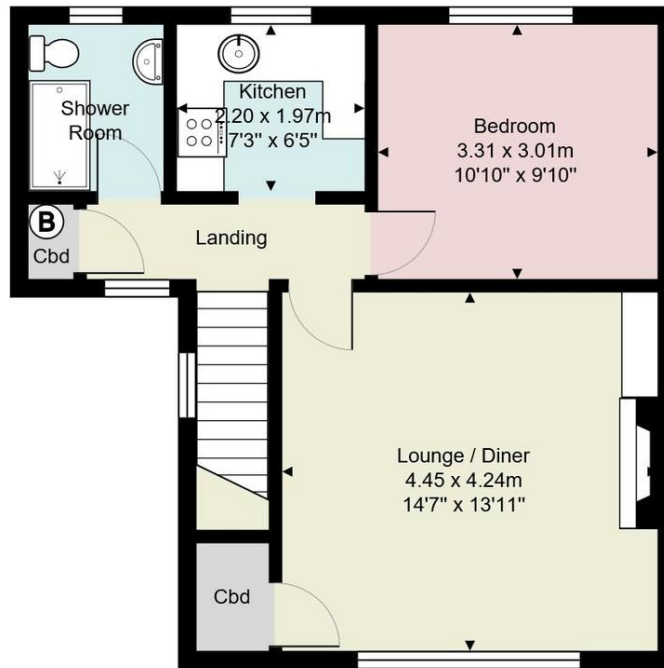
EXTERNAL

Unusually for a property of this type, the flat has garden spaces at both the front and rear. The central steps divide the two flats garden areas with the space belonging to number 24 having a gravelled seating area, terraced barked steps for ease of maintenance and a lower level.

Access at the side leads to the rear gardens. The left hand garden is with the property and is mostly lawned with the garden shed to stay. A numbered outhouse is also within the sale and measures 5' 1 x 4'



FLOOR PLAN



1st Floor

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

Leaving Kendal on Windermere Road, bear right onto Garth Brow following down to the left onto Hallgarth Circle. Pass High Ridge on the right and then take the next right onto Garth Bank. The property is located to the right hand on the bend.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage

Tenure: Leasehold. Management fees and ground rent charges apply, please ask for further details

Council Tax Band: A

EPC Grading: TBC

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