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PARKING

MILNE MOSER

SALES + LETTINGS



**18 Aldercroft,
Kendal,
LA9 5BQ**

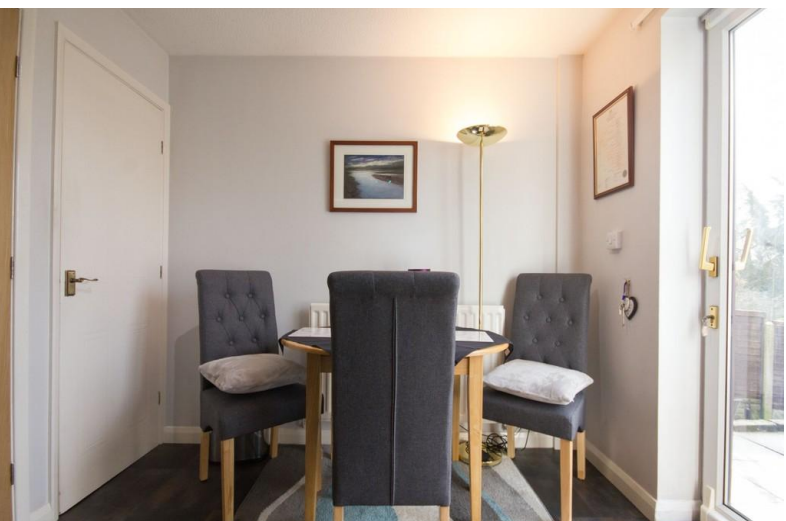
£245,000





OVERVIEW

If your looking or a perfectly formed family home with plenty of off street parking, a nice sized but easy to manage rear garden and views over fields then look no further. This immaculately presented property is ready for its next chapter with three bedrooms, modern bathroom suite, modern kitchen and nice sized lounge there isn't anything to do bar unpack. Downstairs the property offers an entrance hall, WC, lounge with feature fire place and modern functional kitchen/diner. There are patio doors offering access out onto a patio area and easy to maintain garden. The first floor comprises of three bedrooms and a modern bathroom with plenty of windows to allow natural light through. Situated in a popular area just off of Brigsteer Road you would be missing out if you didn't view.







ACCOMMODATION

ENTRANCE HALL

Entered via a UPVC door with double glazed inserts, UPVC double glazed door to the side, central ceiling light and radiator.

WC

6' 10" x 2' 7" (2.08m x 0.79m)

Comprising of low level WC, sink set to vanity unit with drawers, UPVC opaque double glazed window to the side, tiled splashbacks and central ceiling light.

LOUNGE

15' 7" x 14' 4" (4.75m x 4.37m)

Good sized room with a lovely feel, feature gas fire with surround and hearth, central ceiling light, two UPVC double glazed windows to the front, two radiators and thermostatic controls. Stairs to first floor and door into Kitchen.

KITCHEN

8' 9" x 14' 4" (2.67m x 4.37m)

Fitted with a range of modern base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with swan necked mixer tap. Integrated over and gas hob with cooker hood over, space for fridge/freezer, washing machine and slimline dishwasher. Space for table and chairs, two ceiling lights and radiator. UPVC double glazed window to the rear and UPVC sliding patio doors allowing access to the rear garden. Under stairs storage cupboard.

FIRST FLOOR LANDING

UPVC double glazed window to the side and central ceiling light.

BEDROOM

13' 9" x 8' 3" (4.19m x 2.51m)

Double room with fitted wardrobes to both sides incorporating overhead storage cupboards, shelving unit and alcove display units, two UPVC double glazed windows to the front, radiator and central ceiling light.



ACCOMMODATION CONTINUED

BEDROOM

10' 1" x 7' 3" (3.07m x 2.21m)

Two UPVC double glazed windows to the rear offering views over open fields, loft access, central ceiling light and radiator.

BEDROOM

7' 2" x 5' 8" (2.18m x 1.73m)

UPVC double glazed window to the front, central ceiling light, radiator and airing cupboard over stairs.

BATHROOM

5' 11" x 6' 8" (1.8m x 2.03m)

Three piece suite comprising of low level WC, panelled bath with Triton mixer shower over with shower screen, sink inset to worktop with cupboards and drawers under for storage. Part plastic cladding to walls, central ceiling light and extractor. UPVC opaque double glazed window to the rear.

GARDEN

Rear Garden:

The rear garden can be accessed from the side of the house or through the property and out via the sliding doors in the kitchen. Set to three tiers with the first one being paved to offer a lovely seating area to enjoy the open fields beyond. The lower two levels offer both a barked space and then a grassed area. Offering flexibility for all ages this garden is certainly one to be enjoyed and is fully enclosed. Space for two sheds.

Front Garden:

Ample parking to the side and a lawned garden to the front with shrubs and planted borders.





DIRECTIONS

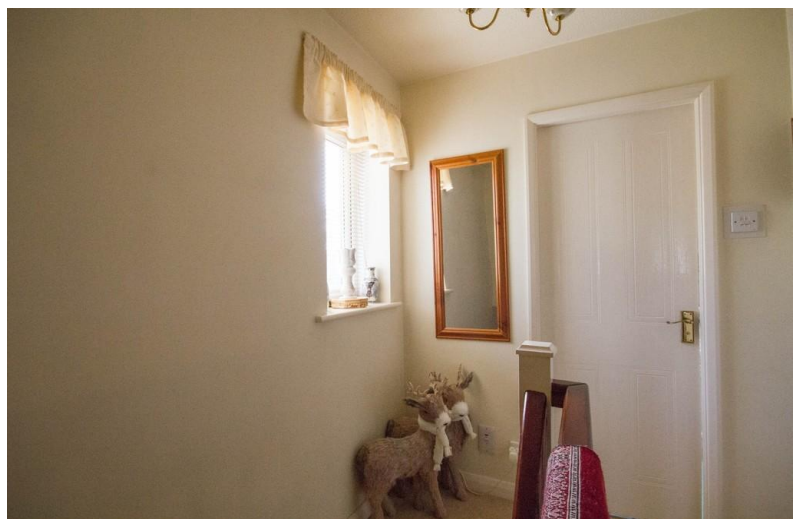
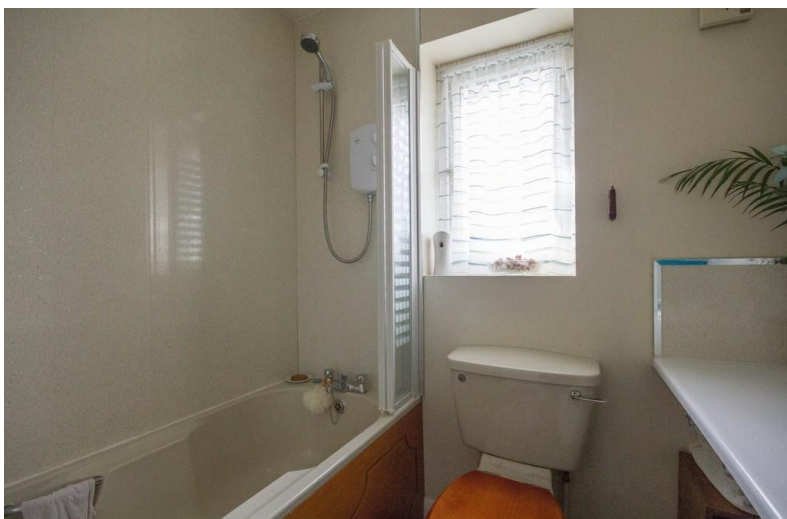
Entering Kendal on the A6 (Milnthorpe Road) proceed past the college and turn left onto Vicarage Drive. Continue to the top and turn right onto Stainbank Road. Turn left onto Cedar Grove following onto Aldercroft. Follow round to the left then right and the property is located directly in front of you.

GENERAL INFORMATION

Mains Services: Mains Water, Electric, Gas and Drainage.

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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