



MILNE MOSER
SALES + LETTINGS



**4 Chambers Close
Kendal
LA9 5JE**

£240,000





OVERVIEW

In a great location for families and popular with downsizers, this three bed roomed semi detached house is well proportioned and ready to move into. All three bedrooms are a good size and the current owner has converted the garage into an additional reception space making the property well balanced. There is storage built in throughout the property, with cupboards and wardrobes and space for a shed at the rear. The garden is well sized for buyers with a busy lifestyle, offering space to sit out and entertain, and it backs onto a communal childrens playpark. Bus routes and good transport links are on the doorstep and off road parking is provided at the front.







ACCOMMODATION

A pathway from the parking area leads to the UPVC double glazed door and into:

ENTRANCE HALL

Stairs lead to the first floor and there is a useful built in coat cupboard. Radiator, ceiling light and telephone point.

LOUNGE

14' 1" x 13' 7" (4.29m x 4.14m) max

With a UPVC double glazed window and UPVC double glazed door leading into the garden. Fire surround with gas fire and marble inset, a radiator and ceiling light.

KITCHEN

10' 4" x 9' 5" (3.15m x 2.87m)

A UPVC double glazed window faces the front aspect looking onto the cul de sac and distant hills. Fitted with wood style base and wall units with marble effect worktops and tiled splashbacks. Stainless steel sink with drainer, a ceramic hob with hood over and an electric oven. Plumbing for a washing machine and space for a fridge freezer, there is a built in cupboard under the stairs, a ceiling light and radiator.

DINING ROOM

8' 8" x 15' 8" (2.64m x 4.78m) max inclusive

A UPVC double glazed window faces the front aspect. A good useful multipurpose room with wall cabinets for extra storage, a built in cupboard housing the Worcester boiler and further cupboard with fuse board and controls for the solar panels. Laminate flooring, a radiator and a ceiling light. Plumbing for a washing machine and dishwasher. A frosted UPVC double glazed door leads to the rear.

WC

Frosted UPVC double glazed window to the rear aspect. A great addition to the property with a corner basin, WC and tiled floor. Ceiling light, extractor and a chrome heated towel rail.

LANDING

Ceiling light.

BEDROOM

16' 2" x 9' 0" (4.93m x 2.74m)

Dual aspect UPVC double glazed windows face the front and rear aspect. At the front there is a rooftop view towards distant hills. Built in double wardrobe with sliding doors, a radiator and ceiling light. Loft access.



ACCOMMODATION CONTINUED

BEDROOM

14' 2" x 10' 5" (4.32m x 3.18m) plus alcove

Looking onto trees and playpark at the rear, the second generous double bedroom has two UPVC double glazed window, stripped wooden floor, a ceiling light and radiator. Built in cupboard over the stairs.

BEDROOM

9' 2" x 8' 0" (2.79m x 2.44m)

UPVC double glazed window to the front aspect with view towards hills. Access to the loft, two built in cupboards, a ceiling light and radiator.

BATHROOM

Fitted with a cream three piece suite comprising bath with shower over, a pedestal wash hand basin and WC.

Contemporary wood effect vinyl flooring, a radiator and ceiling light. Tiling to the walls and a frosted UPVC double glazed window.

EXTERNAL

At the front, there is a pretty shrubbery with hydrangeas, roses and evergreens. Driveway parking.

At the rear is a compact garden area laid with artificial grass for low maintenance and surrounded by borders. A seating area is adjacent to the house and a flagged space at side/rear. Outside light and tap.





DIRECTIONS

Leaving Kendal on A6 southbound, Milnthorpe Road, continues through the traffic lights at the college, past Romneys Restaurant and turning right on to Collin Road. Continue up the hill into Collinfield and turning left on to Chambers Close. The property is a short distance to the right hand side.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage. Solar Panels supply electricity.
Tenure: Freehold
Council Tax Band: C
EPC Grading: B





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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