



16 GRASMERE CRESCENT,
KENDAL
£240,000



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16 GRASMERE CRESCENT, KENDAL, LA9 6LP



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A much-loved family home for many years, this three-bedroom semi-detached home is prime for updating throughout, presenting a super opportunity to make as your own. Sitting on a great plot, the large mature relatively private garden is an absolute joy. The accommodation flows nicely from the lounge into the open plan dining room with patio doors and kitchen. Two double and one single bedroom and family shower to the first floor. Presenting so much potential, we highly recommend an early viewing. Offered for sale with no chain.

ENTRANCE

To the front of the property, the uPVC entrance door with glazed panel opens to the hall.

HALL

6'3 x 3'6 (1.91m x 1.07m)

Double louvre doors open to a cupboard with a coat hook rack and radiator; stairs lead up to the first floor landing; and a timber door with glazed panels opens to the living room.

LIVING ROOM

14'9 x 12'4 (4.50m x 3.76m)

A gas fire sits in a stone fireplace with display shelves and alcoves on either side. There is a radiator and a uPVC double-glazed window on the front aspect. There is an access hatch to an understairs storage space and a timber room divider with glass shelves and panels to the dining room.

DINING ROOM

8'9 x 8'5 (2.67m x 2.57m)

The dining room has a radiator and a wall-mounted gas heater; uPVC double-glazed patio doors open to the rear garden; and a glazed timber door opens to the kitchen.

KITCHEN

8'5 x 7'7 (2.57m x 2.31m)

There is a range of fitted storage units (one housing a Vaillant boiler) with a complementary worktop, a 1 1/2-bowl stainless steel sink, space with plumbing for a washing machine, an integrated oven, hob, extractor fan, and an integrated fridge. There is a uPVC double-glazed window and door opening to the rear garden.

FIRST FLOOR LANDING

8'0 x 6'2 (2.44m x 1.88m)

The landing has doors opening to the three bedrooms and shower room, and an access hatch to the loft space.

BEDROOM ONE

12'6 x 9'9 (3.81m x 2.97m)

This double room has built-in wardrobes and an airing cupboard housing the hot water cylinder, a radiator, and a uPVC double-glazed window to the front.

BEDROOM TWO

10'10 x 9'2 (3.30m x 2.79m)

This second double room has a radiator and a UPVC double-glazed window to the rear.

BEDROOM THREE

9'7 x 6'4 (2.92m x 1.93m)

This single room has a radiator and built-in wardrobe over the bulkhead. There is a uPVC double-glazed window to the front.

SHOWER ROOM

7'5 x 5'3 (2.26m x 1.60m)

The suite comprises a corner shower cubicle, a pedestal wash hand basin, and a WC; there is a radiator with mirrored tiles above, a wall-mounted mirrored cabinet, and a uPVC double-glazed window to the rear.



EXTERNALLY

To the front is pedestrian-gated access to a path and steps down to the front door. double gates open to hardstanding or off-road parking with decorative pebbled areas and a planted flower bed. To the side, a paved path leads to the rear garden, which has a planted border. To the rear is a paved patio with a gravel bed to the side; steps lead down to a garden shed/workshop and a grassed area; a path leads through the garden to a further grassed area with mature planting. At the far end of the garden is a second storage shed and greenhouse.

ADDITIONAL INFORMATION

Services; Electric, gas, mains water and mains drainage.

Heating; Gas central heating.

Parking; Off road parking hardstanding although this has not been used in recent years.



Useful local links;

Local authority - <https://www.westmorlandandfurness.gov.uk/>

Broadband and mobile checker - <https://checker.ofcom.org.uk/>

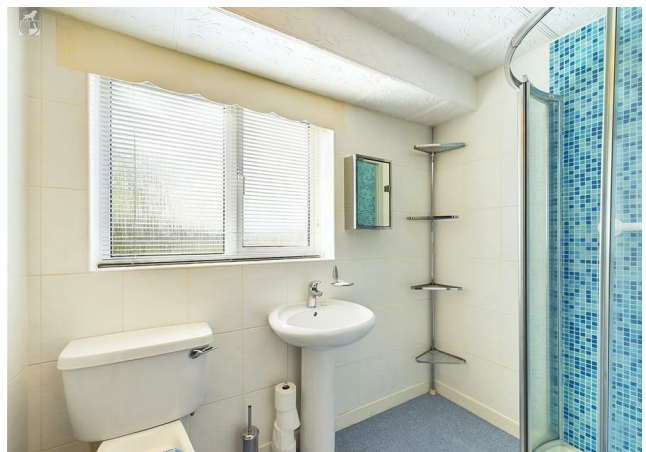
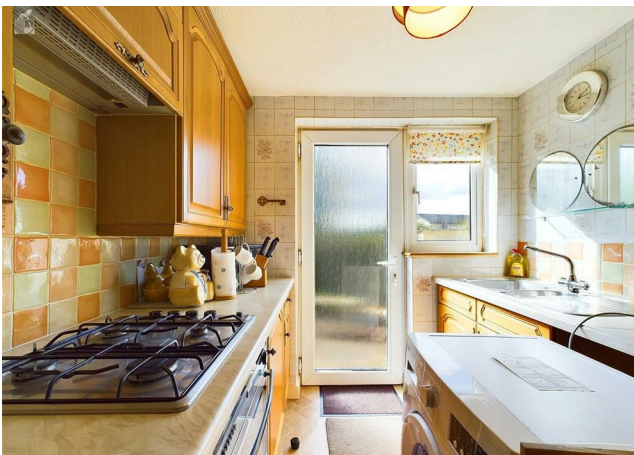
Map of Kendal conservation area -

<https://www.southlakeland.gov.uk/media/1666/kendal-ca.pdf>

Flood risk - <https://flood-map-for-planning.service.gov.uk/>

Planning register -

<https://planningregister.westmorlandandfurness.gov.uk>

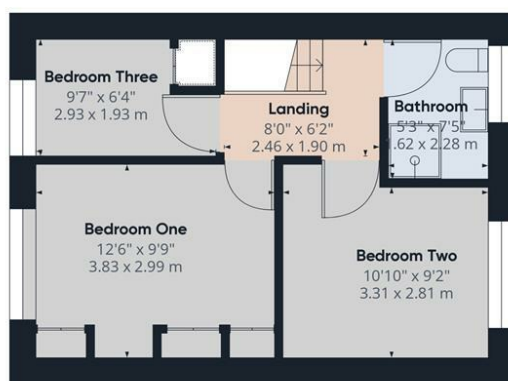




Ground Floor

Approximate total area⁽¹⁾

749.41 ft²
69.62 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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DIRECTIONS

Leaving Kendal along Shap Road, take a right-hand turn into Appleby Road, followed by a right-hand turn into Sandylands Road. Follow the road along the speed bumps and take a left-hand turn after the playground into Peat Lane. Take the second right, turning into Grasmere Crescent, and the property is located on the right-hand side.

Council Tax Band - B Westmorland & Furness Council

EPC - Current 71 Potential 85

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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