



7 Moorside Road, Endmoor

Offers Over £260,000



**ARNOLD
GREENWOOD**



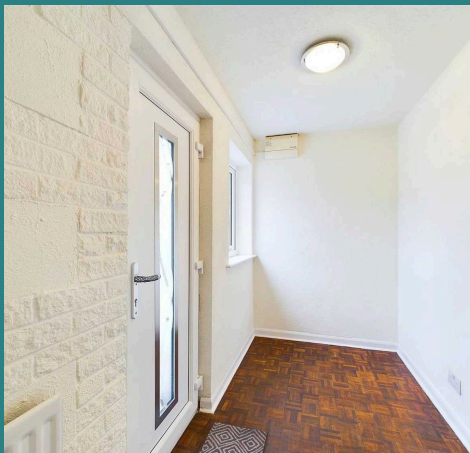
7 Moorside Road

Endmoor, Kendal

An opportunity to acquire this spacious three-bedroom bungalow with off-road parking set within a popular village location close to Kendal with easy access to major transport links and amenities nearby.

Having recently undergone a program of extensive refurbishment both inside and out, including the replacement of all the exterior windows and doors, external guttering and a full redecoration and carpeting of the interior spaces, 7 Moorside Road offers the potential for someone to move in straight away and put their own stamp on the property at their leisure to create a truly lovely home. With the benefit of no onward chain, a viewing is recommended to appreciate the property and it's situation.

Endmoor is a popular village located within the secondary school catchment area for Dallam School in Milnthorpe and Queen Elizabeth School in Kirkby Lonsdale. A short drive away is the market town of Kendal which provides further access to schools, amenities as well as commuting links to junction 36 of the M6 motorway and Oxenholme train station.



Travel south out of Kendal along the A65 towards Endmoor and turn left onto Gateback Lane, left again onto Low Park Lane, and then a second left onto Moorside Road, where the property is located on the left-hand side and identified by our for sale board.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

ENTRANCE

From the front of the property, the entrance door leads into the entrance hallway.

HALLWAY

A central hallway runs through the property with doors to the lounge/dining room, bedrooms, and wet room. built-in storage cupboard, loft access, and a window to the front aspect.

LOUNGE

15' 9" x 11' 0" (4.80m x 3.35m)

A well-proportioned L-shaped lounge and dining area with a feature open fire and two large windows to the front elevation.

DINING AREA

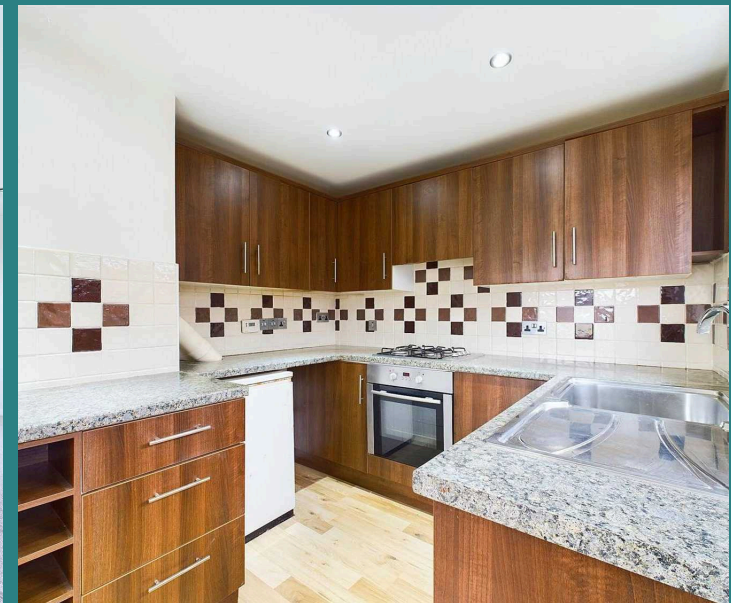
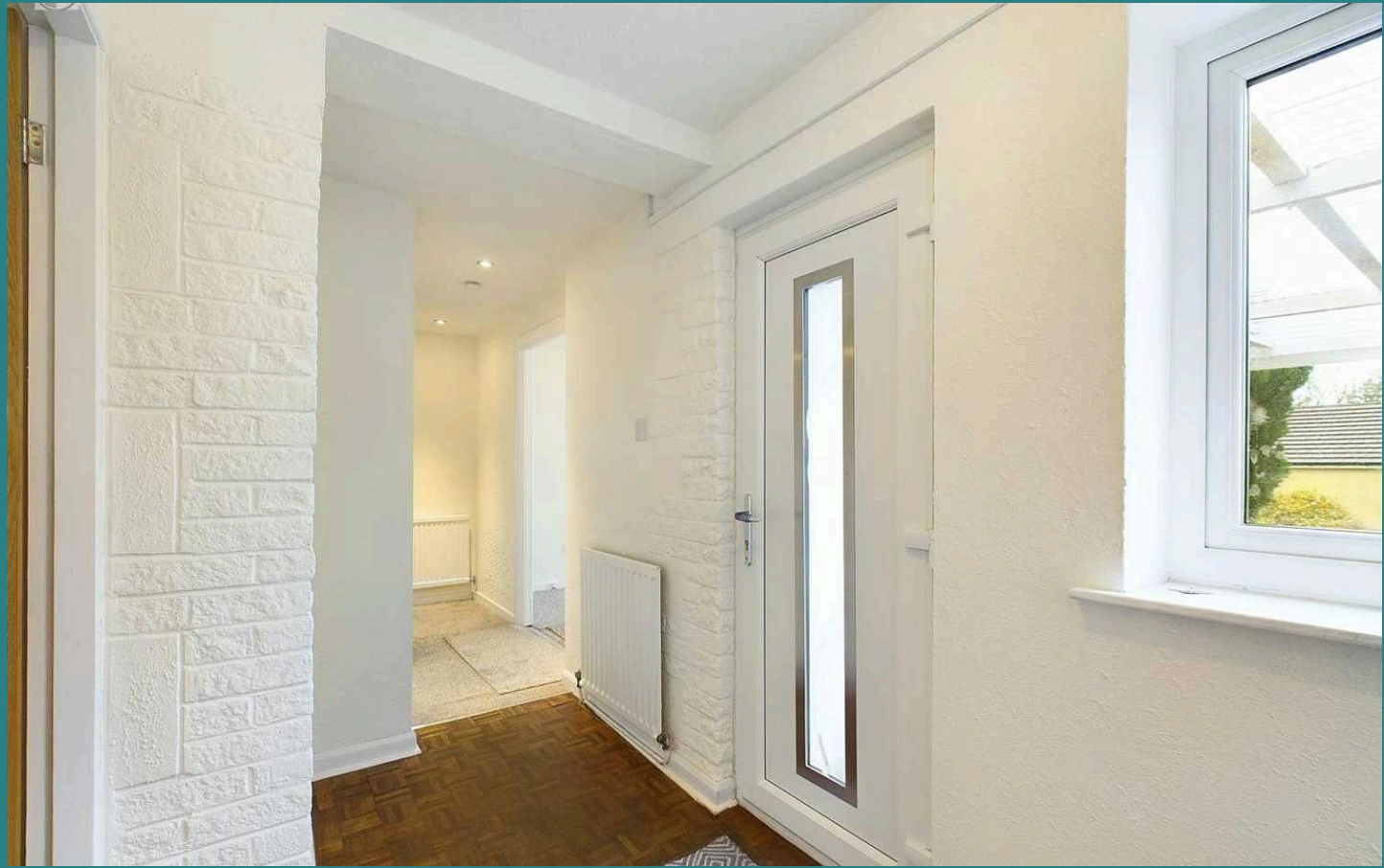
5' 10" x 8' 10" (1.78m x 2.69m)

Access through to the kitchen.

KITCHEN

9' 6" x 8' 4" (2.90m x 2.54m)

A range of fitted wall and base units with a complimentary worktop incorporating a stainless steel sink and drainer with a mixer tap and a built-in gas hob. Space for a freestanding fridge/freezer, and space and plumbing for a washing machine. Freestanding oil boiler There is a window on the side aspect, and a part-glazed door provides access to the side passage.





BEDROOM ONE

11' 2" x 9' 1" (3.40m x 2.77m)

A spacious double room with built in store cupboard, and a window to the rear.

BEDROOM TWO

14' 8" x 7' 0" (4.47m x 2.13m)

Double bedroom with dual-aspect windows to the rear and side.

BEDROOM THREE

8' 5" x 8' 4" (2.57m x 2.54m)

A lovely room with built-in wardrobes and patio doors to the rear garden.

WET ROOM

5' 6" x 8' 4" (1.68m x 2.54m)

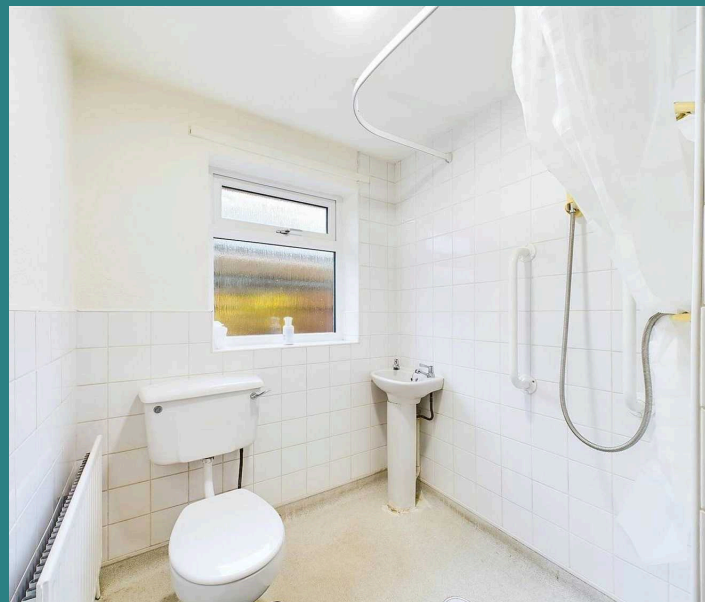
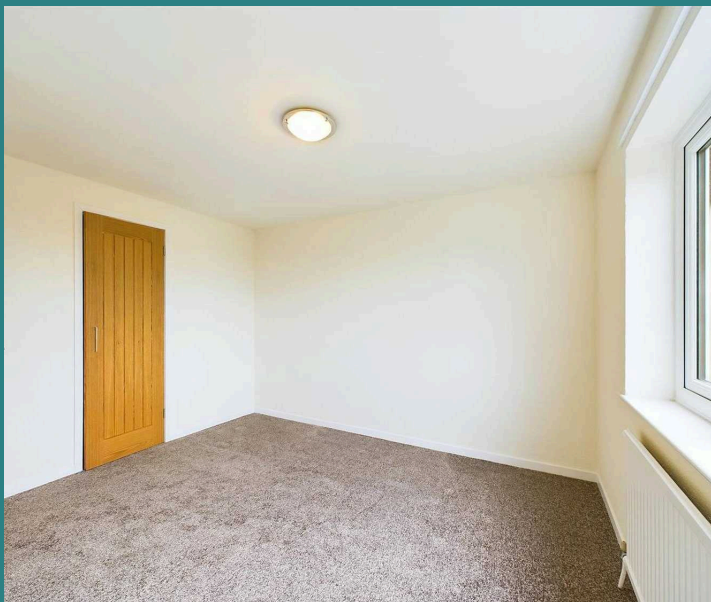
A wet room-style shower room with tanked flooring, an electric shower, a pedestal sink, and a low-level WC with an obscured window on the side aspect.

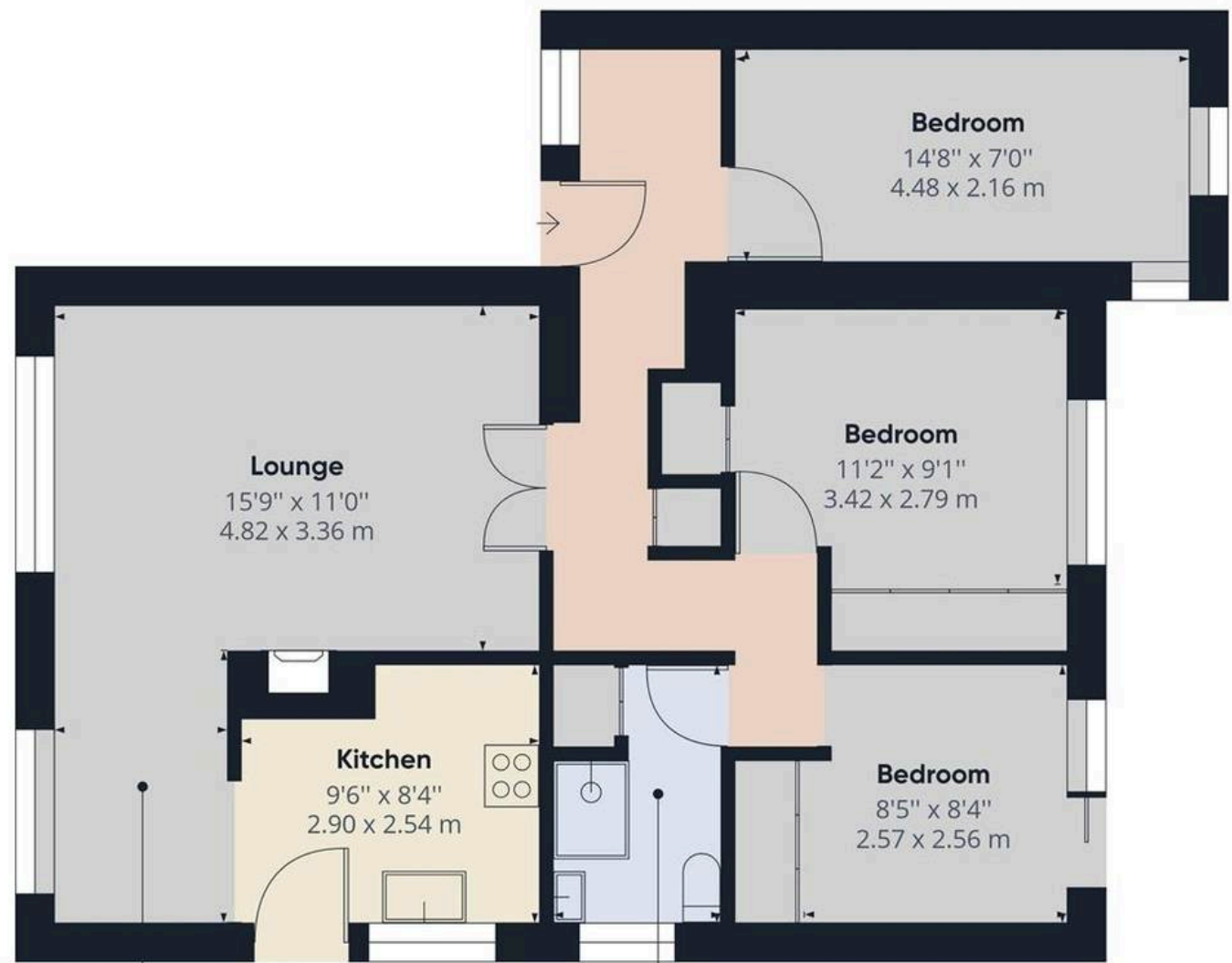
GARDEN

To the front of the property sits a gravelled front garden with established shrubs and hedging plants and an off-road driveway leading to a covered carport. Side access leads to the oil tank and south facing rear garden. The south facing rear garden is made up of a raised paved patio, a gravel garden with a fish pond, mature trees and plants, a wooden tool shed, and a lean-to fuel store. The views from the rear are far-reaching over the village and countryside.

SERVICES: Oil central heating, gas, electric, mains water and drainage, water meter.

RESTRICTIONS: No dorma permitted.





Lounge (Dining Area)
5'10" x 8'10"
1.80 x 2.70 m

Wetroom
5'6" x 8'4"
1.70 x 2.56 m

Bedroom
14'8" x 7'0"
4.48 x 2.16 m

Bedroom
11'2" x 9'1"
3.42 x 2.79 m

Bedroom
8'5" x 8'4"
2.57 x 2.56 m

Approximate total area⁽¹⁾
771.44 ft²
71.67 m²

(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.



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



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.