



9 Michaelson Road, Kendal

Guide Price £267,500





9 Michaelson Road

Kendal, Kendal

Nestled in a quiet corner at the end of a cul-de-sac, we are delighted to bring to the market this well-presented 2-bedroom link-detached property. The residence boasts a newly fitted kitchen/diner, a lounge with patio doors leading to the freshly laid out rear garden which has been thoughtfully designed to include a mixture of paved areas, artificial lawn, and a charming raised bed with gravel. Upstairs there is a new shower room and two bedrooms. Resting in a peaceful locale, this residence benefits from the convenience of off-road parking and a garage.

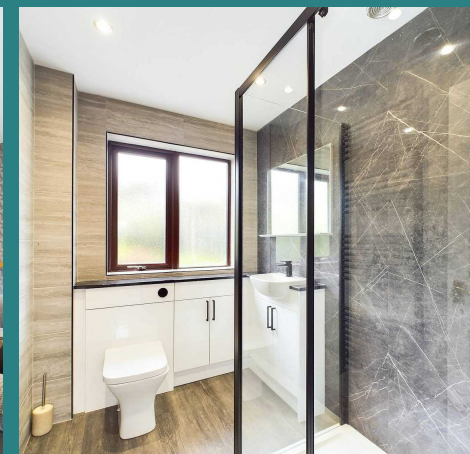
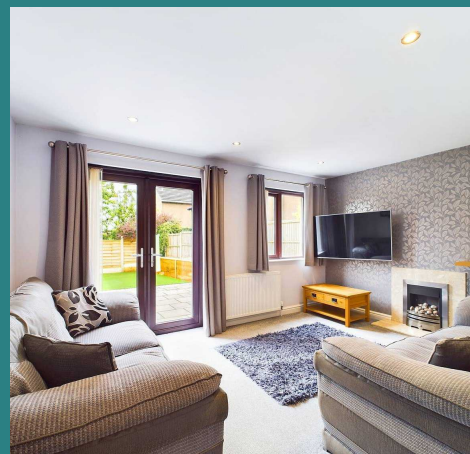
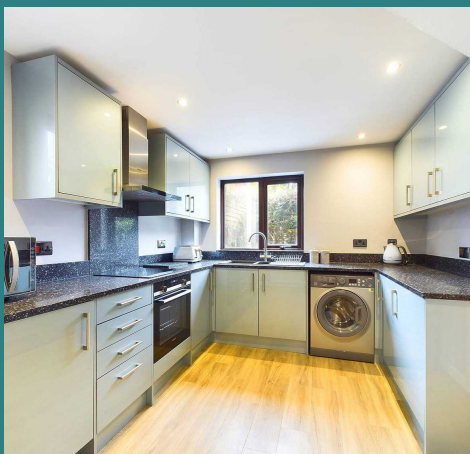
Travel south along Milnthorpe Road and turn right onto Collin Road. Turn right onto Michaelson Road, then left to stay on Michaelson Road, where the property is located on the left-hand side at the end of the road.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



ENTRANCE

To the front of the property, the entrance door with a canopy over it and decorative glazed panels opens to the hallway.

HALLWAY

14' 0" x 4' 2" (4.27m x 1.27m)

The hallway has a built-in storage cupboard with a hanging rail and shelf, a radiator, and a uPVC double-glazed window to the side.

Doors open to the kitchen/diner and the lounge. Stairs rise to the first-floor landing.

KITCHEN/DINER

14' 0" x 9' 4" (4.27m x 2.84m)

The kitchen has a range of fitted storage units with a complementary worktop, a 1 1/2-bowl composite sink, Siemens integrated appliances fridge, freezer, built in oven, hob, extractor hood and space with plumbing for a washing machine. There is a radiator and dual-aspect uPVC double-glazed windows.

LOUNGE

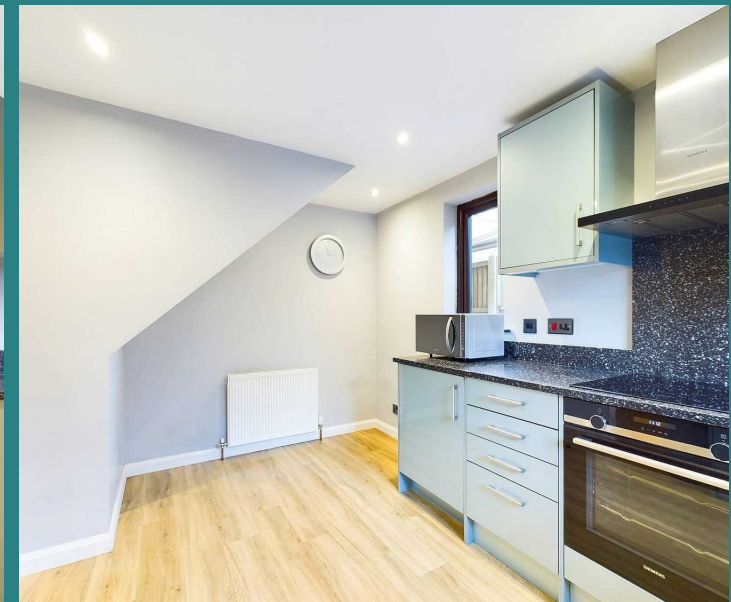
13' 10" x 10' 0" (4.22m x 3.05m)

The lounge has a gas fire sitting in a stone fireplace, fixed shelving to the side, a radiator, a uPVC double-glazed window, and uPVC double-glazed patio doors to the rear garden.

FIRST FLOOR LANDING

6' 0" x 2' 8" (1.83m x 0.81m)

Doors open to the two bedrooms and shower room, and there is a uPVC double-glazed window.





BEDROOM ONE

13' 10" x 10' 0" (4.22m x 3.05m)

This bedroom has a built-in storage cupboard, a built-in wardrobe, a radiator, and two uPVC double-glazed windows.

BEDROOM TWO

9' 0" x 7' 9" (2.74m x 2.36m)

This bedroom has a built-in wardrobe, a radiator, and a uPVC double-glazed window. There is also an access hatch to the loft space.

SHOWER ROOM

5' 0" x 5' 10" (1.52m x 1.78m)

The suite comprises a large walk-in cubicle with a sliding door, a vanity unit incorporating a wash hand basin, a hidden cistern w.c., and storage. There is a modern ladder radiator and a uPVC double-glazed window.

GARDEN

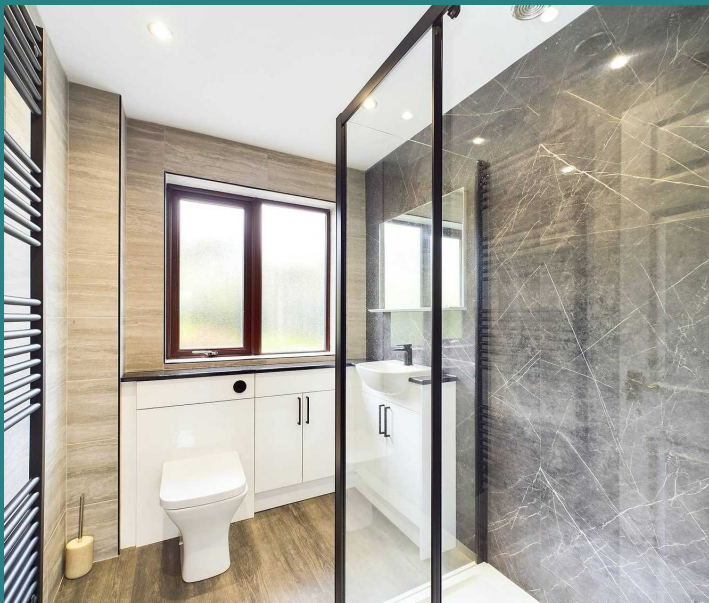
To the front of the property is a paved patio and gate, giving pedestrians access along the side to the rear garden. There is an off-road parking space giving access to the garage. The level rear garden is mainly paved; there is an area of artificial lawn and a raised bed with gravel.

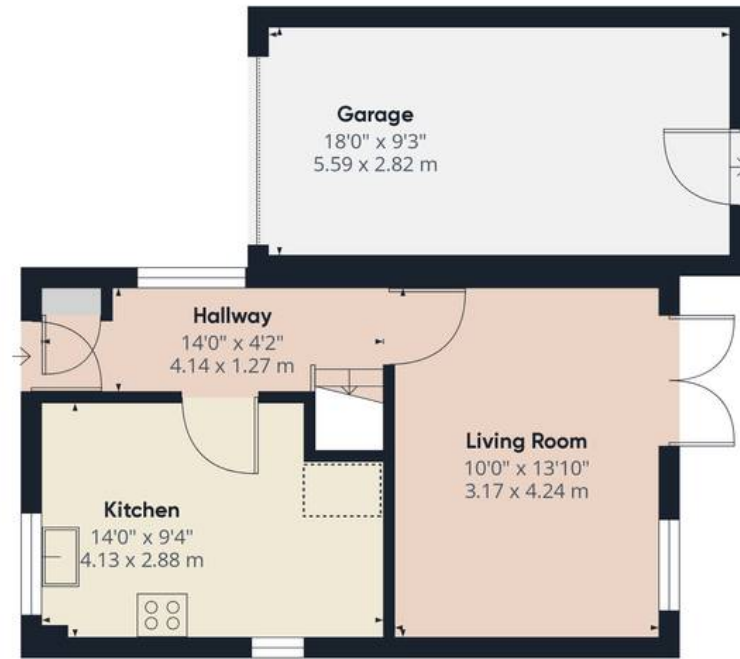
GARAGE

The single garage has an up-and-over door, power, and light. There is a wall-mounted Worcester boiler, storage units, a workbench, a tap, and a gas meter. There is an access door to the rear garden.

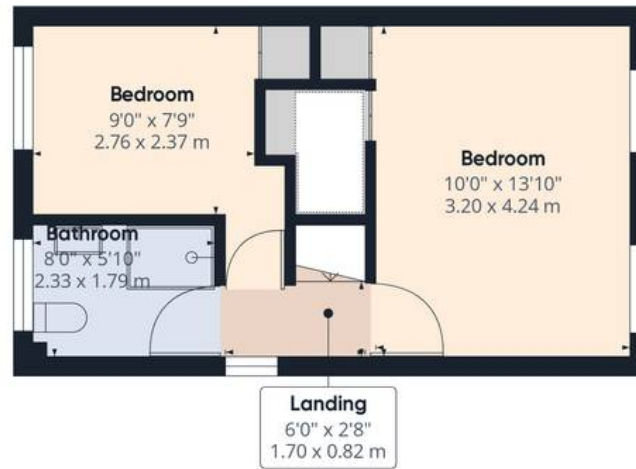
SERVICES: Electricity, gas, mains water and drainage. Gas central heating.

ADDITIONAL INFORMATION: Please be aware the sale is subject to outstanding probate.

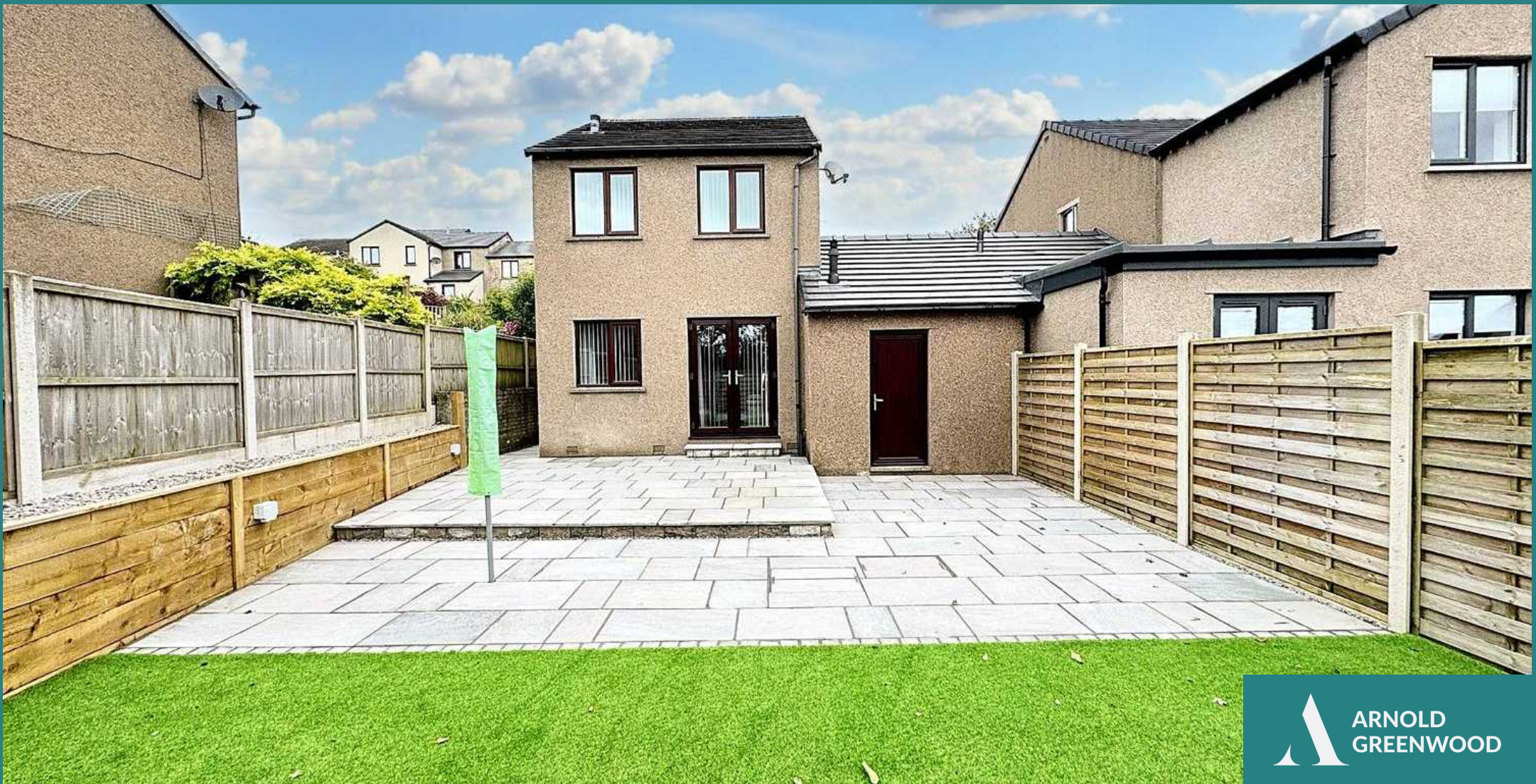




Ground Floor



Floor 1



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