

**16 Moore Field Close, Kendal – LA9 5PH**

Kendal

Guide Price **£185,000**





# 16 Moore Field Close

Kendal, Cumbria

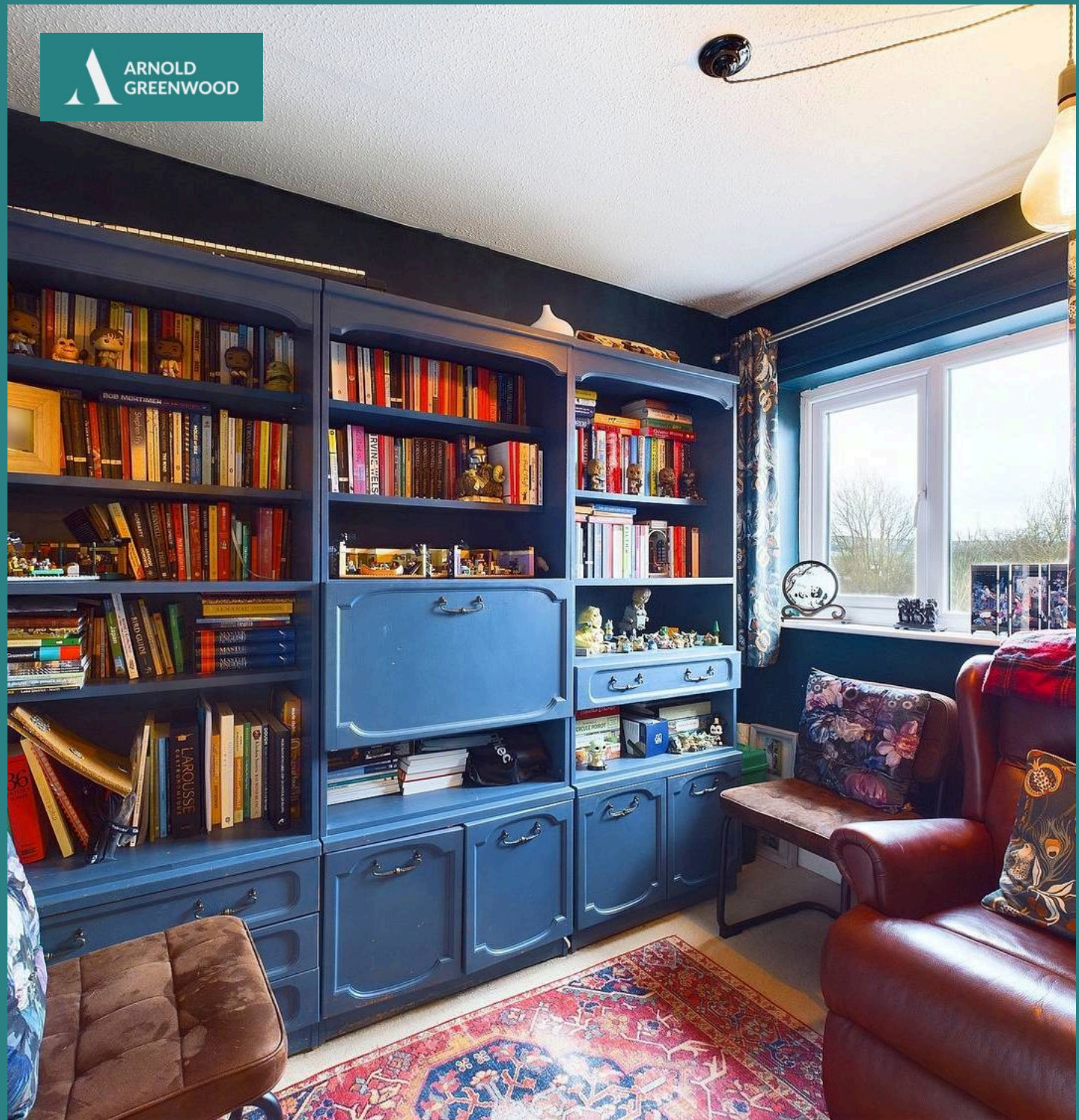
This absolutely delightful two bedroom terrace property is nestled in a quiet cul-de-sac at the top end of Hallgarth on the North side of Kendal. Well-presented, this lovely home has a fitted kitchen, lounge/dining room, two bedrooms and a family bathroom. A door leads from the lounge into the rear garden with the most splendid far reaching views over green countryside, to the front is a very sort after allocated parking space. This property will appeal to first time buyers, investors and those looking for a second home, early viewing is highly recommended!

Council Tax band: B

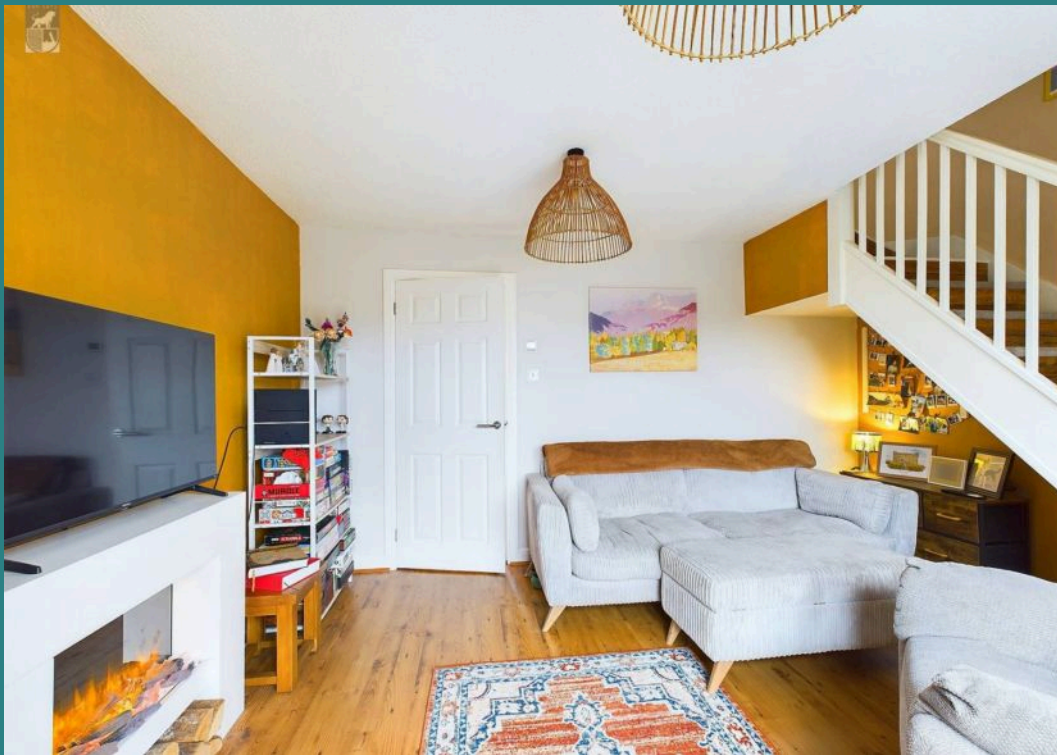
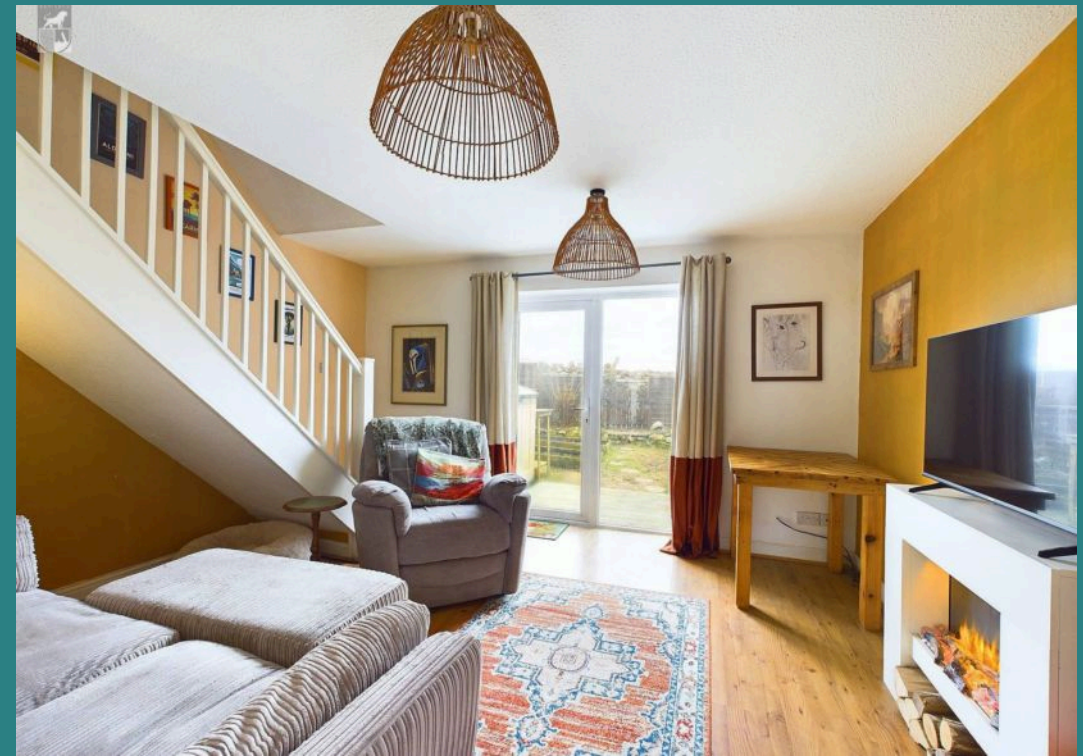
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









## Entrance

Steps lead to the front door which take you into the hallway.

## Hallway

6' 5" x 4' 9" (1.96m x 1.45m)

Built in storage cupboard and useful work surface, doors to the kitchen and lounge/diner.

## Kitchen

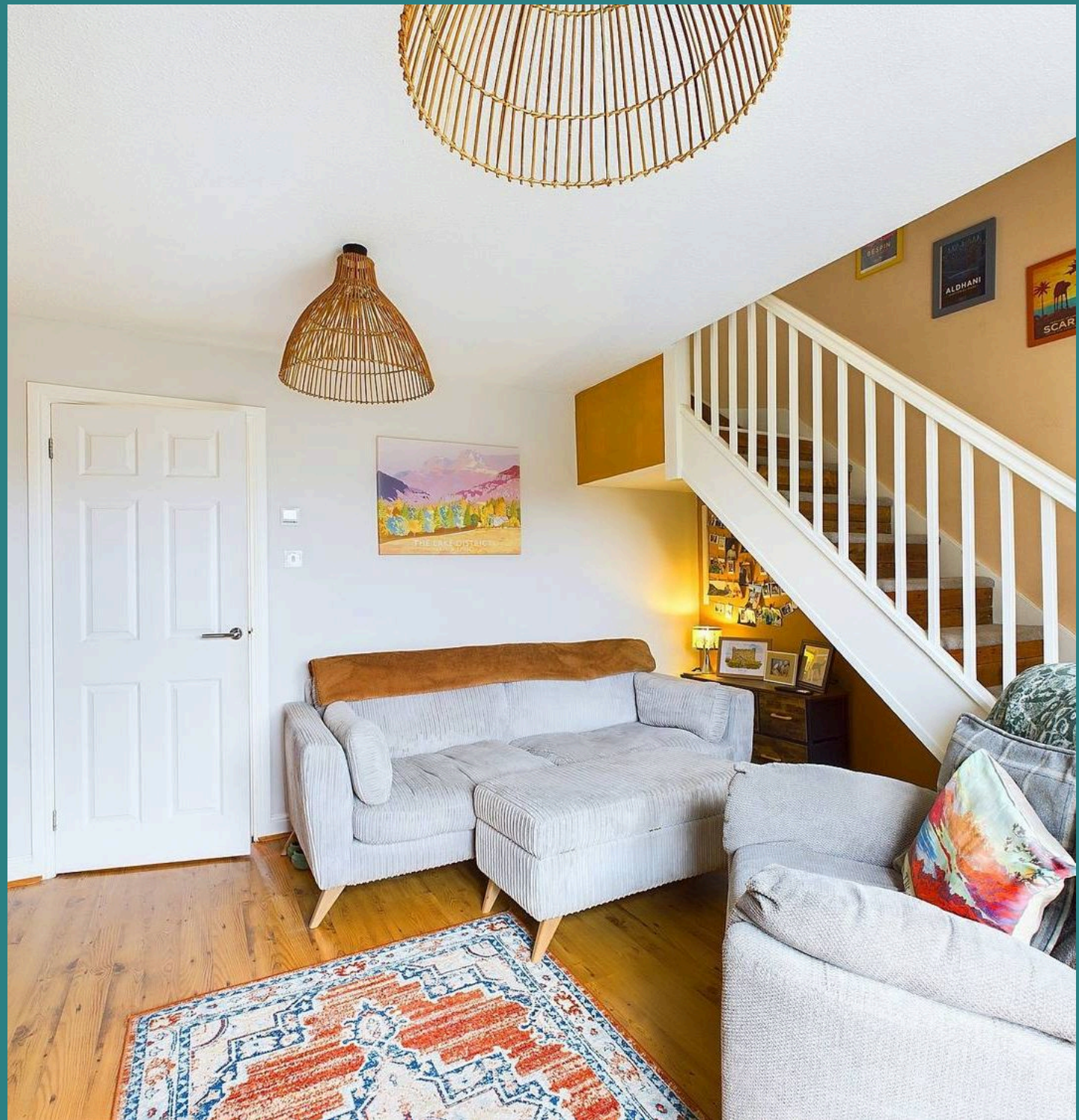
8' 7" x 5' 8" (2.62m x 1.73m)

A range of units with complementary work surface over, stainless steel sink unit, space for cooker, space and plumbing for washing machine, space for under counter fridge, new boiler, window to the front aspect.

## Lounge/Diner

13' 8" x 12' 5" (4.17m x 3.78m)

With a uPVC door and window alongside to the rear aspect, stairs to the first floor landing.





### **Landing**

Doors lead to the bedrooms and bathroom, access to the loft space.

### **Bedroom One**

10' 1" x 9' 1" (3.07m x 2.77m)

Built in cupboard with shelving and hanging rail, further shelved cupboard, window to the rear aspect.

### **Bedroom Two**

9' 0" x 6' 11" (2.74m x 2.11m)

With window to the front aspect.

### **Bathroom**

6' 8" x 5' 7" (2.03m x 1.70m)

The suite comprises bath with shower over, pedestal wash hand basin and w.c., extractor fan, window with obscure glazing to the rear aspect.





## REAR GARDEN

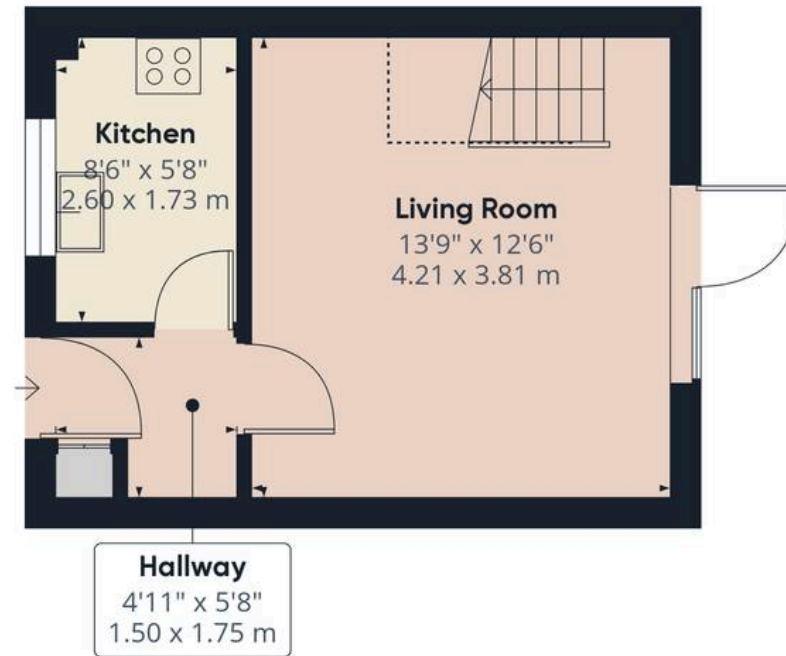
To the rear is a decked seating area, lawn and gate leading to the rear access lane.

## ALLOCATED PARKING

1 Parking Space

To the front is an allocated parking space. Area of decorative pebbles and mature planting outside the property.





Ground Floor



Floor 1





## Arnold Greenwood Estate Agents

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