



Kendal

£225,000

60 Acre Moss Lane, Kendal, Cumbria, LA9 5QE

60 Acre Moss Lane is a well-presented modern end-terrace home, ideally situated on the edge of the popular Hallgarth Estate, to the west of the town centre with good bus service and easy access to the Kendal bypass.. The property enjoys a convenient position within easy reach of local schools, shops and amenities, making it an excellent choice for first-time buyers, families or those looking to downsize.

The accommodation begins with a welcoming entrance hall, featuring a central staircase leading to the first floor, a space for coats and shoes and providing access to the main living spaces. The dining kitchen is a generous and functional room, fitted with a range of base units and work surfaces incorporating an inset sink, complemented by part-tiled walls and two windows allowing in plenty of natural light. There is ample space for a freestanding oven, fridge freezer, dryer, along with plumbing for both a washing machine and dishwasher.

Quick Overview

Well-presented modern end-terrace home

Three well-proportioned bedrooms

Spacious dining kitchen

Bright living room with garden access

Contemporary shower room

Tiered rear garden with patio area

Insulated garden room (office/workshop)

UPVC double glazing

Off-road parking

Ultrafast broadband speed*



3



2



1



C



Ultrafast



Off road parking

Property Reference: K7285



Entrance Hall



Living Room



Kitchen



Bedroom One

The living room is a bright and comfortable space, enhanced by patio doors opening directly onto the rear garden, alongside additional windows that create a light and airy feel throughout.

To the first floor, the landing provides access to a boarded loft space with fitted ladder, offering excellent additional storage. There are three well-proportioned bedrooms, including a spacious rear-facing double bedroom with two built-in storage cupboards. The second bedroom is another good-sized double with a side aspect, while the third is a single room, ideal for use as a nursery, study or guest bedroom.

The modern shower room is finished to a contemporary standard and comprises; a large walk-in shower cubicle, floating wash hand basin and WC. Further benefits include part-tiled walls, tiled flooring, wall-mounted storage units, a radiator and a window with a deep sill.

Externally, the property continues to impress. To the front, there is off-road parking for one vehicle along with additional visitor parking. The rear garden is attractively arranged over several tiers and includes a patio seating area with a sheltered roof, timber shed, water butt, pond, mature planting beds and decorative stone features. Steps lead up to a superb insulated garden room with power and light, providing a versatile space ideal for a home office, studio or workshop.

Further benefits include neutral décor throughout, UPVC double glazing and gas central heating, ensuring the property is ready to move straight into.

Early viewing is highly recommended to fully appreciate the space, setting and versatility this well-presented home has to offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Dining Kitchen

13' 3" x 14' 9" (4.05m x 4.52m)

Living Room

10' 9" x 14' 9" (3.29m x 4.51m)

First Floor

Landing

Bedroom One

10' 9" x 8' 0" (3.28m x 2.44m)

Bedroom Two

10' 0" x 7' 10" (3.05m x 2.41m)

Bedroom Three

7' 5" x 6' 5" (2.27m x 1.98m)

Shower Room

Parking: Off road parking for one vehicle and visitor parking.

Property Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band C.

Services: Mains gas, mains water, mains electricity and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: ///steady.regress.bookcases

60 Acre Moss Lane can be found by leaving Kendal on the Windermere Road, taking the turning right into Garth Brow then right onto Hallgarth Circle. Follow this road past the convenience store/post office, then turn immediately right then left then right onto Acre Moss Lane. Follow the road and number 60 can be found in the cul de sac on the right hand side and is the first property on the left hand side.

Viewings: Strictly by appointment with Hackney & Leigh.

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Bedroom Two



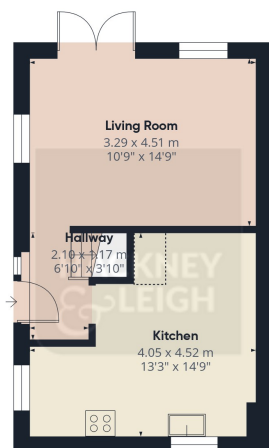
Bedroom Three



Shower Room



Rear Garden



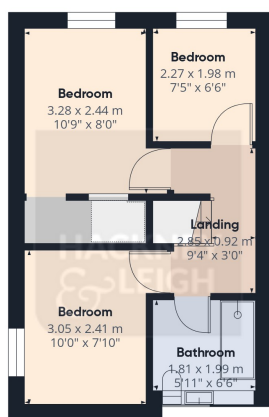
Floor 0 Building 1

Approximate total area^m

62.4 m²
671 ft²

Reduced headroom

0.6 m²
6 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



A thought from the owners... "I hope the next owner will enjoy this home as much as I have".

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