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Ash View

Mealbank, Kendal, LA8 9DN

Guide Price £275,000

3 1 1 E

- Three Bedroom Mid Terraced
- Two Receptions, both with Woodburners
- Double Glazed Sash Windows
- All Bedrooms are Doubles
- No Chain
- Accommodation over Three Floors
- Large Kitchen
- Modern Bathroom
- Landscaped, Secure Rear Garden
- Council Tax Band C

Tel: 01539 816399

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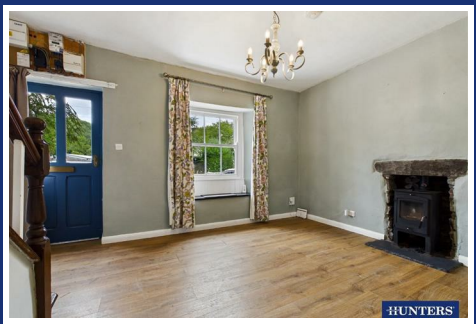

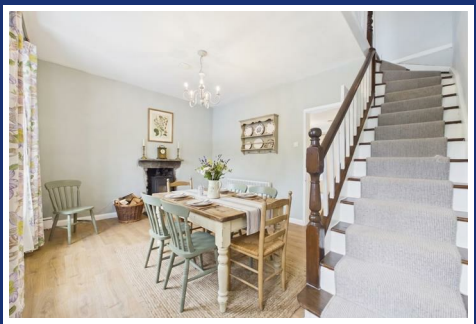

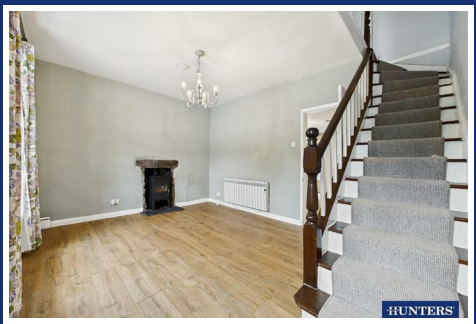

A period, three bed mid terraced property located at Mealbank, approximately two-miles north of Kendal. The house sits on a short row of seven cottage style properties, with this being one of the largest. The spacious accommodation comprises of two receptions allowing for flexible living and dining options, a large fitted kitchen, three double bedrooms and a modern bathroom. The property is full of charm with features like the wood burners in the two receptions and period internal doors. The rear garden is tiered and has secure boundaries with attractive landscaping including a lawn area and a raised patio set under pergola. The house has quality double glazed sash windows and is heated by efficient electric wall heaters. There is a Sunamp heat battery that provides mains pressure hot water.

Ash View is situated within the small and attractive semi-rural community of Mealbank, a location offering a combination of countryside surroundings and convenient access to the amenities and facilities of Kendal with it's excellent range of shopping, dining and leisure facilities, together with supermarkets, independent shops, cafés, restaurants and professional services. There are also a number of well-regarded schools within easy reach, including primary schools and The Queen Katherine School, which is approximately 1.5 miles away.

Ash View sits behind a light Industrial Mill Estate, which is a small-scale commercial development accommodating a variety of local businesses, craftsmen and trades. For commuters, Oxenholme station is 3.5 miles away connecting the area with the main West Coast line and the M6 is easily accessible too. And you are not far away at all from the Lake District and the many wonderful lakes and landscapes to be found in the National Park.

The house is being sold with the benefit of no chain.

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Reception One
You enter the house via a part glazed timber door and step into the first of two receptions. There is a window to the front elevation with a window seat and a wood burner. Depending on how you chose to live in the house you might use this room as either a living room or a dining room (our virtual staged photo shows use as a dining room). There are stairs rising to the first floor and a doorway through to Reception Two.

Reception One - Virtually Staged
The room is virtually staged as a dining room showing indicative layout.

Reception Two
With a wood burner recessed into the chimney and sat on a slate hearth and with natural light being provided by the window to the rear elevation. Plenty of room in here for a sofa, chairs and television table, and providing access to the kitchen.

Reception Two - Virtually Staged
Virtually staged as a living room showing indicative layout.

Kitchen
This is a large kitchen with a range of fitted units at wall and base level and with contrasting work surfaces over. Integral appliances include an electric oven, electric grill, a ceramic hob with an extractor fan over, and a double Butler sink with a mono tap over. There is undercounter space and plumbing for a washing machine, dishwasher, and either fridge or freezer, as well as room for a tall fridge freezer to the side of the kitchen cabinets. A breakfast bar overlooks the rear garden and there in plenty of natural light from the windows to two elevations and a part glazed side door that leads out the yard.

First Floor Landing
Reached via the stairs rising from Reception One and providing access to the first two bedrooms and the bathroom.

Bedroom One
A double room with two windows to the front elevation and with a recessed niche, ideal for use as a wardrobe area.

Bedroom One - Virtually Staged
Virtually staged showing indicative layout as a double bedroom.

Bedroom Two
A second double bedroom with a window to the rear elevation overlooking the garden.

Bathroom
A large bathroom with a 'P' shaped bath with a thermostatic controlled shower over and glass shower screen, a pedestal wash-hand basin, and a low level WC. There is a tiling to the splash areas, a heated towel rail, and attractive shutters to the rear elevation window.

Second Floor
From the first floor landing a turning staircase rises to bedroom three.

Bedroom Three
A good sized double room with some restricted head room to the eaves, and being full of natural light from the two sky-light windows. The room has attractive stripped beams and there is additional storage into the eaves.

Bedroom Three - Virtually Staged
Virtually staged as a double bedroom using indicative layout.

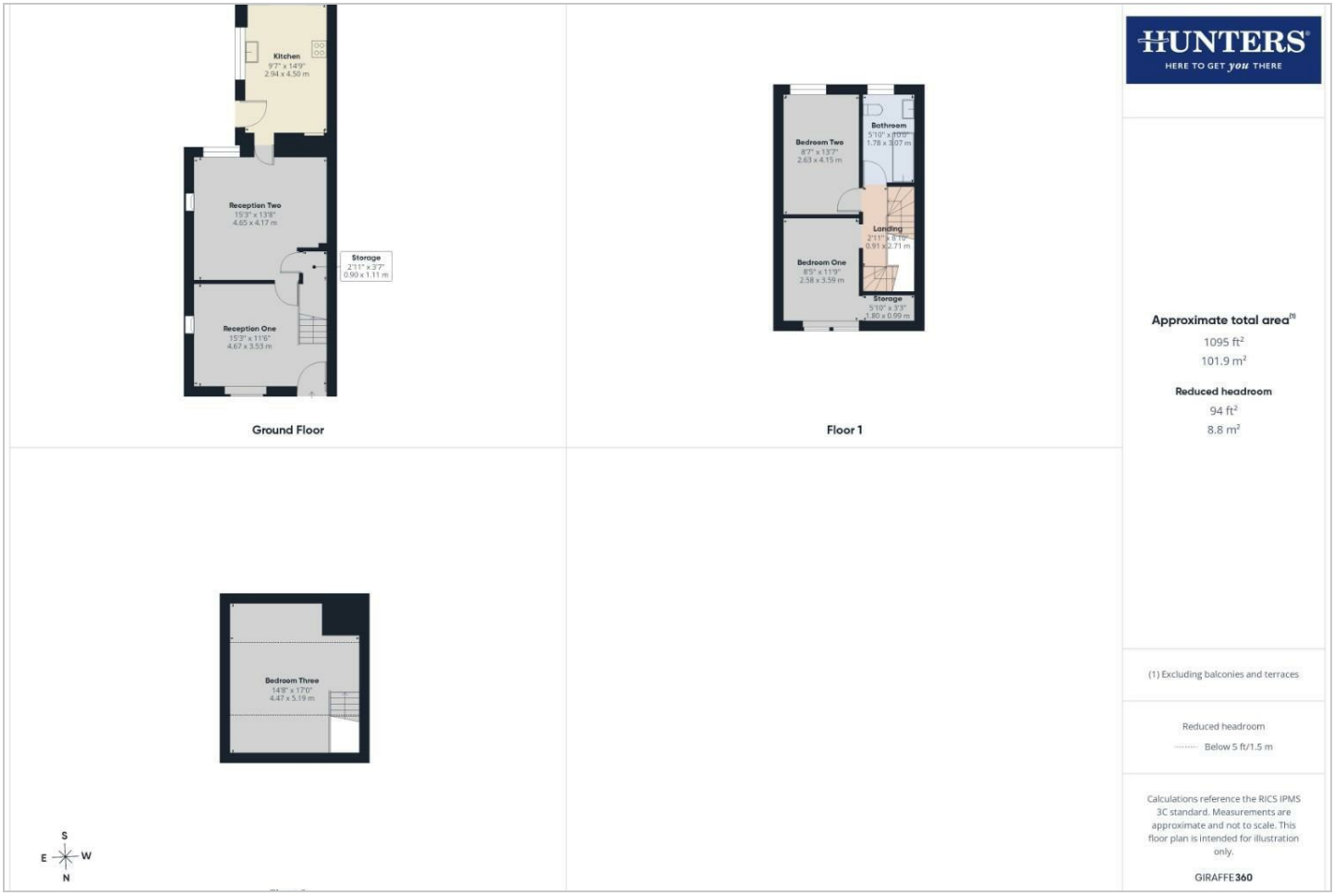
Garden
Out to the rear of the house and accessed via the kitchen door, you come to a secure garden which has three tiers, starting with a yard area by the house, stepping up to a lawn and planted bed, and then further stone steps take you to a raised patio with a wonderful pergola over, creating a lovely space to sit out and enjoy the sun.

Parking
There is no allocated parking with the house, but there is space to park out the front on the common ground. Enquires can be made to Mealbank Estates with regards to the row of garages opposite that can be rented when vacant.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Agents Note
There are pedestrian access gates that run along the back of the row of cottages on Ash View to allow residents to remove garden waste etc.

Floorplan


Kitchen
9'7" x 14'9"
2.94 x 4.50 m
Reception Two
15'3" x 13'8"
4.65 x 4.17 m
Storage
2'11" x 3'7"
0.90 x 1.11 m
Reception One
15'3" x 11'6"
4.67 x 3.53 m
Ground Floor
Bedroom Two
8'7" x 13'7"
2.63 x 4.15 m
Bathroom
5'10" x 10'10"
1.78 x 3.07 m
Landing
2'11" x 9'10"
0.91 x 2.71 m
Bedroom One
8'5" x 11'9"
2.58 x 3.59 m
Storage
5'10" x 3'3"
1.80 x 0.99 m
Floor 1
Bedroom Three
14'8" x 17'0"
4.47 x 5.19 m
S
E
W
N
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Approximate total area(1)
1095 ft²
101.9 m²
Reduced headroom
94 ft²
8.8 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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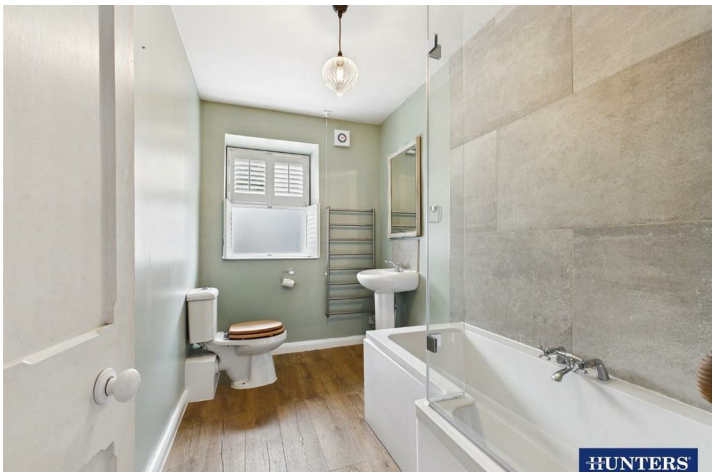
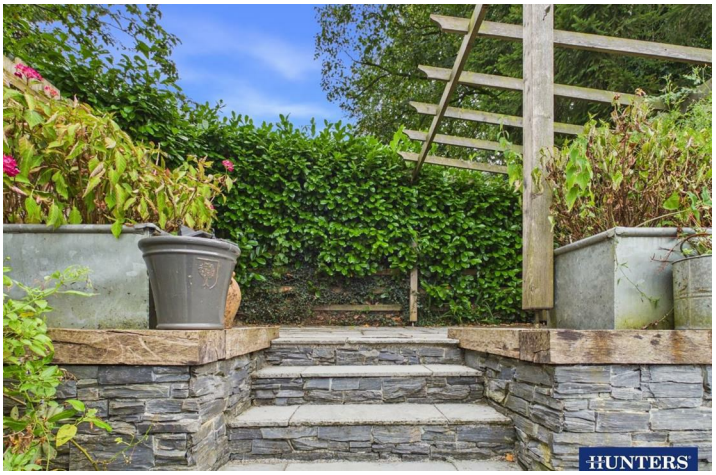
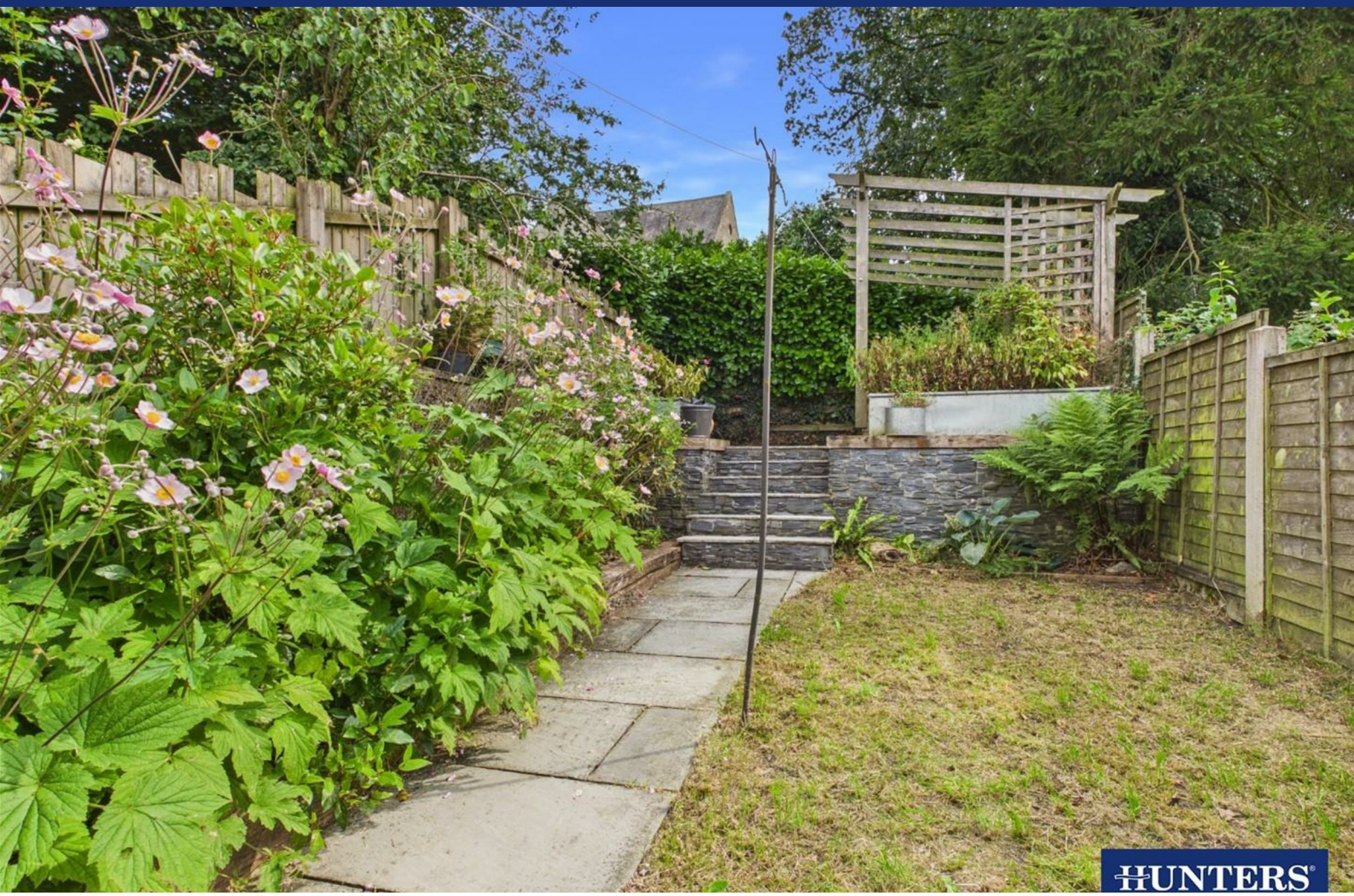
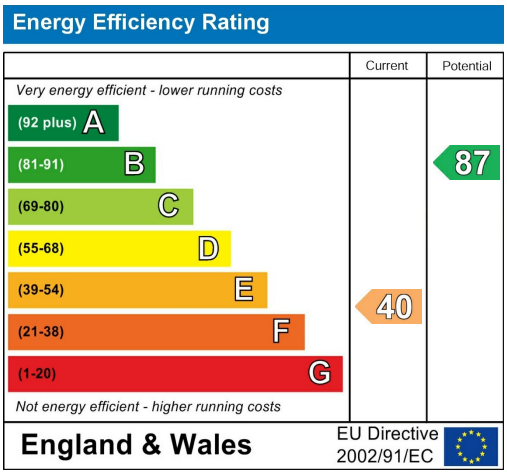
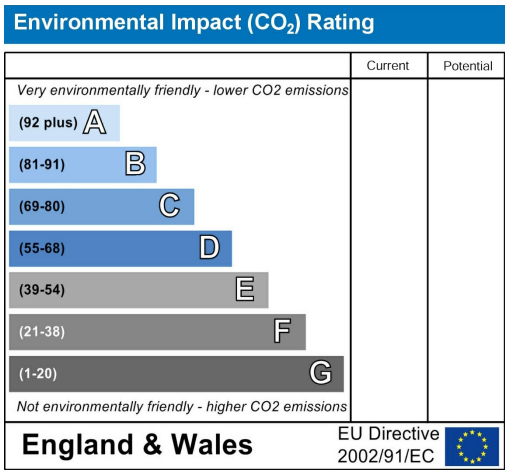






Energy Efficiency Graph





Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman