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HERE TO GET *you* THERE



Moore Field Close

Kendal, Westmorland And Furness, LA9 5PH

£178,000

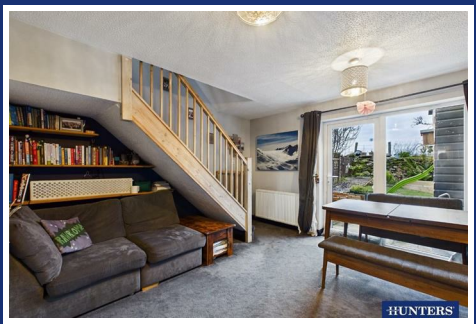
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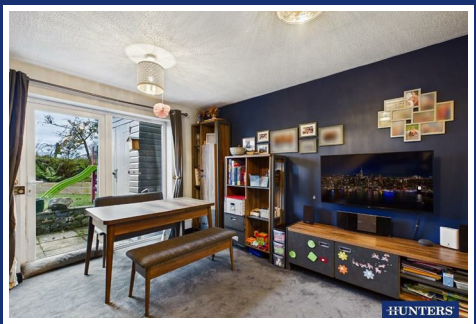
- Two Bed Mid Terraced Property
- Living Room with Glass Doors to the Garden
- Both Bedrooms are Doubles
- Plenty of Useful Storage Solcutions
- Secure Rear Garden with Open Countryside Views
- Ideal for First-Time Buyers or Downsizers
- Fitted Kitchen
- Bathroom
- Allocated Parking Space
- Council Tax Band B

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A perfect first-time property or perhaps ideal for downsizers, this two bedroom home is tucked away in a quiet cul-de-sac and has a lovely open countryside aspect to the rear. The accommodation comprises of an entry, fitted kitchen, living room with sliding patio doors leading to the garden, two bedrooms, both of which are doubles, and a family bathroom. Outside there is a secure garden to the rear complete with a pretty fishpond, whilst out to the front you have the benefit of an allocated parking space. The property is double glazed and has gas central heating.

Moore Field Close is situated within an established and popular residential area on the northern outskirts of Kendal, offering a convenient location for access to the town centre and its wide range of amenities. Everyday shopping facilities are available nearby, with larger supermarkets also within easy reach. The area is well placed for local schooling, including St Thomas's CofE Primary School and The Queen Katherine School. Regular bus services operate nearby, whilst Kendal railway station provides connections to the wider rail network, including Oxenholme Lake District, which offers mainline services. The surrounding countryside and beautiful landscapes of the Lake District are also readily accessible, making this a convenient location for enjoying both town and country living.

Entrance Hall
Stepping through the front door you step into a small entrance that is packed full of storage solutions. In here you will find places to store away shoes, hang coats, and hide away other items in two cupboards. There is a space to house a tall fridge freezer which allows far more space in the kitchen for other uses.

Kitchen
The kitchen has a range of fitted cabinets are wall and base level with contracting worksurfaces and being tiled to the splashbacks with white metro tiles. There is a free standing electric oven, space and plumbing for a washing machine, and an inset stainless teel sink and drainer. The gas fired boiler is located here and there is a window to the front elevation.

Living Room
Natural light pours in from the doors to the rear elevation which lead into the secure rear garden. There is plenty of space for a sofa and chairs, and the current owners have also sited a family sized dining table and chairs in this space. The stairs rising to the first floor are open plan to the room.

First Floor Landing
Giving access to the the two bedrooms and the bathroom.

Bedroom One
A good sized double room with a window to the rear elevation with a lovely open aspect views of a field and countryside. There is plenty of space for a double bed and there is useful deep storage spaces.

Bedroom Two
A second double bedroom with a window to the front elevation,

Bathroom
Comprising of a bath with a shower over and glass shower screen, a pedestal wash-hand basin, and a low lever WC. The elevations are tiled to the splash areas, there is mechanical extraction, and a tall heated towel rail.

Garden
The rear garden is secure, with a a drystone stone wall to the rear and fence panels to the side separating you from the neighbouring properties. There is an attractive fishpond and a useful timber shed for storage for outdoor items, bikes and the likes. The area is low maintenance with an artificial lawn and the you have pedestrian access to a passageway allowing for removal of garden waste. With the open aspect to the filed behind, this a lovely space to sit, relax, and enjoy the outdoors.

To the front of the house there is a small frontage where the current owners have a low level timber framed storage structure for storage and a pato.

Parking
A single dedicated space is located outside the house.

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.

Floorplan

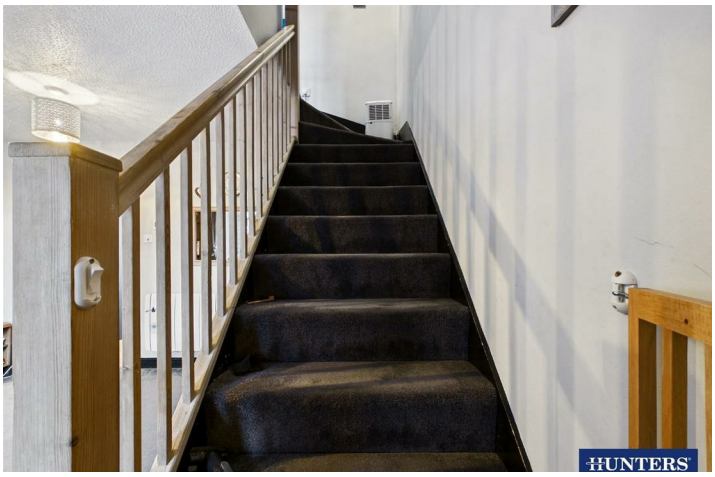

HUNTERS
HERE TO GET you THERE
Living Room
13'8" x 12'2"
4.17 x 3.72 m
Kitchen
8'8" x 5'7"
2.64 x 1.73 m
Hallway
3'1" x 5'9"
0.94 x 1.75 m
Ground Floor
Bedroom One
10'1" x 8'11"
3.08 x 2.74 m
Landing
3'3" x 3'1"
0.99 x 0.94 m
Bedroom Two
6'10" x 8'11"
2.09 x 2.73 m
Bathroom
5'10" x 5'8"
1.80 x 1.74 m
W
N
S
E
Approximate total area(1)
456 ft²
42.4 m²
Reduced headroom
14 ft²
1.3 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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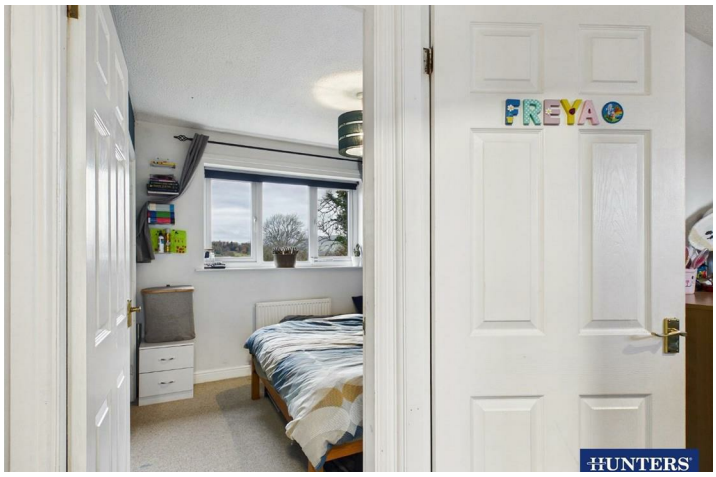



Vaillant





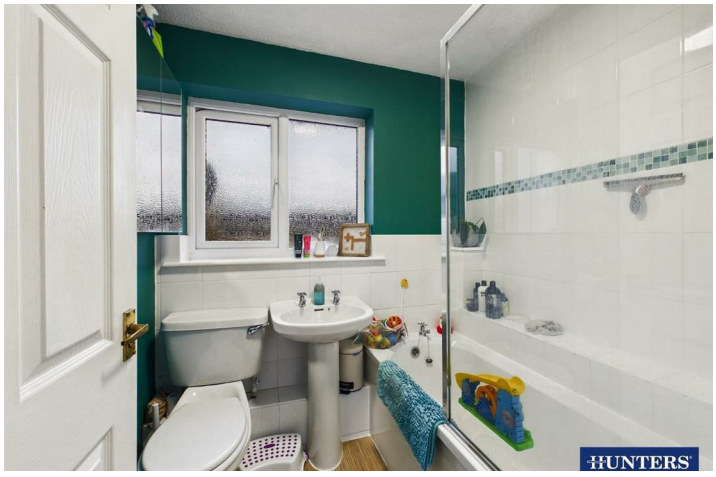



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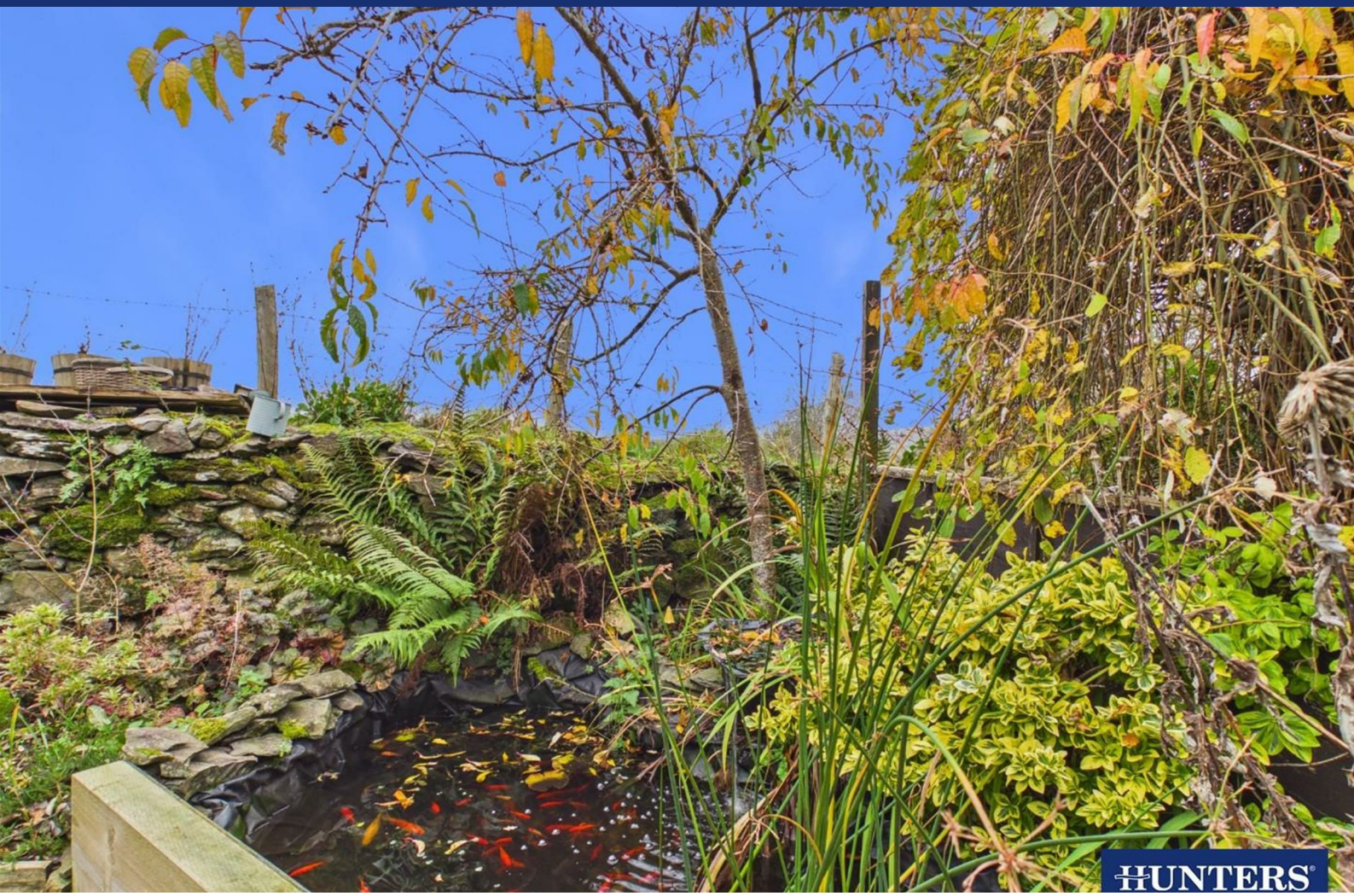




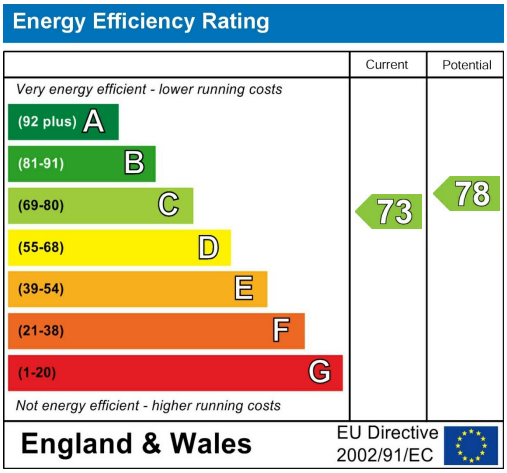


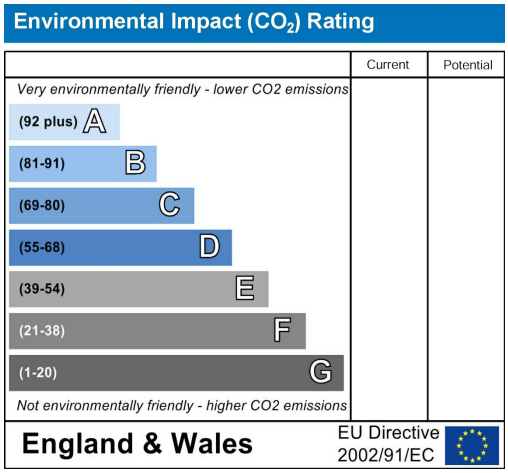






Energy Efficiency Graph

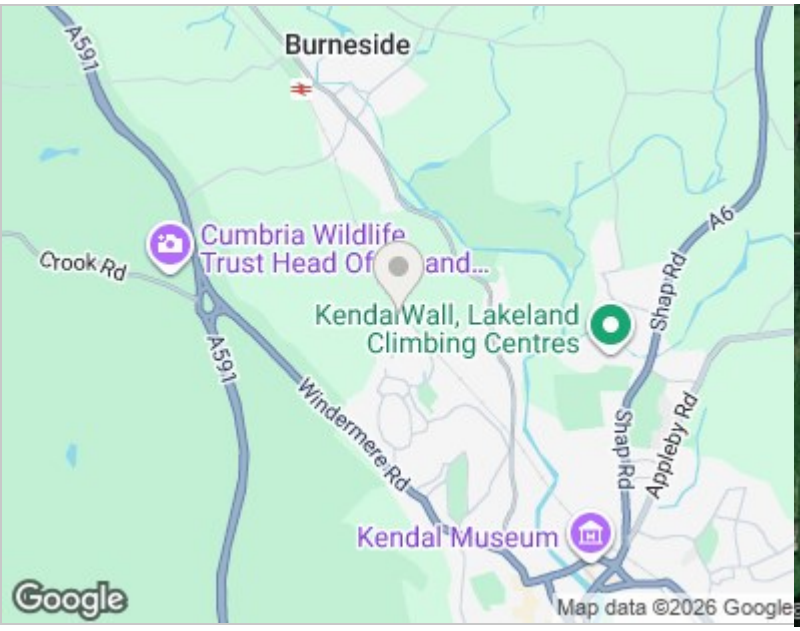




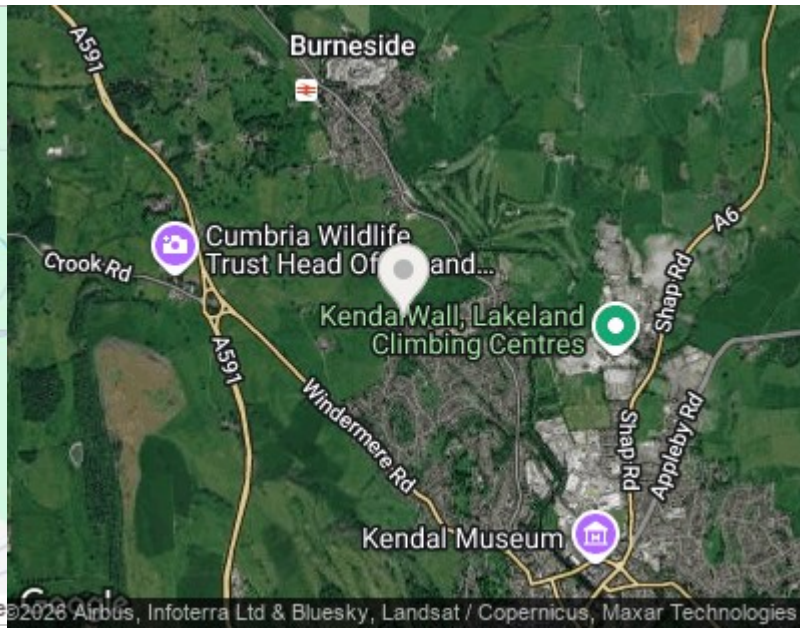
Viewing

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