

HACKNEY & LEIGH

Kendal

£145,000

28 Milnthorpe Road, Kendal, Cumbria, LA9 5AU

Welcome to 28 Milnthorpe Road, a charming Grade II listed one-bedroom mid-terraced property ideally situated just a short distance from Kendal town centre. The property enjoys a convenient location, within easy reach of a range of local amenities, including bars, restaurants, cafés and shops. Kendal College is also within comfortable walking distance, whilst the nearby A591 provides convenient access to the M6 motorway and surrounding areas.

The property is entered from the side directly into the kitchen, which is fitted with a range of base units and a well-equipped cooking area, along with a natural slate tiled floor throughout. There is an integrated Lamona four-ring electric hob, oven and grill, with an extractor hood above. A stainless steel sink and drainer sit beneath the front-facing window, whilst further features include plumbing for an under-counter washing machine, space for a fridge freezer and partially tiled splashbacks. The kitchen also benefits from underfloor heating, along with space for a small table and chairs.

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Quick Overview

- Grade II listed building
- Well equipped kitchen
- Front aspect living room
- Characterful features throughout
- Ample storage space
- Close to local ammenities
- Easy access to A591
- Perfect for first-time buyers
- No upward chain!
- Ultrafast broadband speed*

Property Reference: K7395



Front Aspect



Kitchen



Living Room



Bedroom

A useful understairs storage cupboard provides additional space for coats, shoes and other household essentials.

Stairs rise to the first-floor landing, which provides access to the living room, bathroom and second-floor accommodation. A window from the landing looks through into the living room. The living room itself enjoys a front-facing aspect overlooking the road towards the River Kent. Character features include an attractive exposed stone wall and exposed wooden beams, adding warmth and character to the space.

The bathroom is fitted with a three-piece suite comprising a panelled bath, WC and wash hand basin, alongside a wall-mounted heated towel rail. Tiled walls and flooring provide a practical finish, whilst a small rear-facing window allows for natural light.

A further staircase leads to the second floor, where the attic bedroom can be found. The room benefits from a front-facing window and attractive exposed wooden beams, continuing the property's characterful feel. Two generously sized storage cupboards are positioned to the rear, providing excellent additional storage for clothing, shoes and household belongings.

An excellent opportunity for a variety of purchasers, whether seeking a first home, a buy-to-let investment or a convenient lock-up-and-leave property within easy reach of the Lake District. With Kendal town centre and its amenities close by, this property is well worth viewing. Early viewing is highly recommended. Contact us today to arrange your appointment.

Accomodation with approximate dimensions:
Kitchen:
6' 10" x 10' 9" (2.10m x 3.30m)
First Floor Landing
Living Room
11' 5" x 9' 6" (3.49m x 2.90m)
Bathroom
Bedroom
11' 5" x 12' 8" (3.50m x 3.87m)

Parking: On-street parking

Property Information:

Tenure: Freehold

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

Council Tax: Westmorland and Furness Council Tax Band: B

Request a Viewing Online or Call 01539 729711

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: ///flips.mild.page
From our Kendal office on Stricklandgate, head towards the town centre and turn right onto Sandes Avenue. Continue onto Stramongate, following the one-way system through New Road and Aynam Road. Keep right and turn right over Nether Bridge, then bear left onto Milnthorpe Road. Continue along Milnthorpe Road, where number 28 can be found a short distance along on the right-hand side.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Agent Note: The property is subject to a flying freehold, as part of the property extends over the adjoining alleyway.



Bedroom



Bathroom

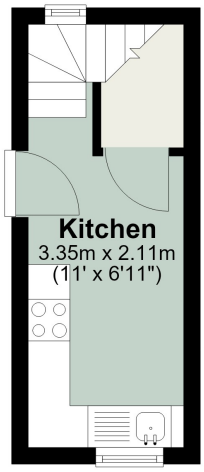


Views to the front

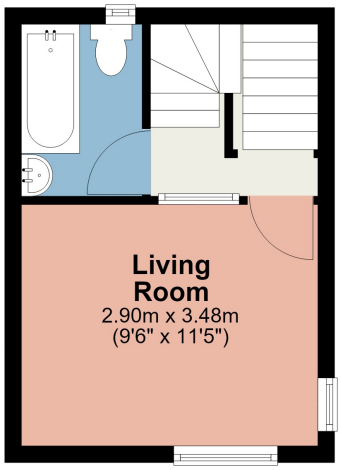


River Kent

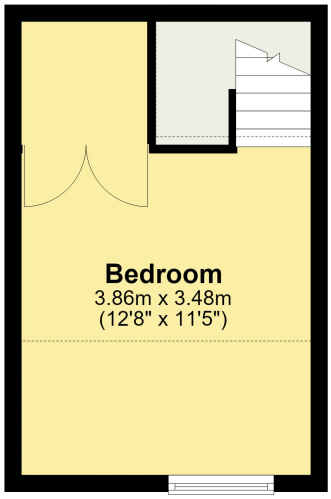
Ground Floor



First Floor



Second Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

28 Milnthorpe Road, Kendal

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Request a Viewing Online or Call 01539 729711