



8 Mountain View, Kendal  
Asking Price £250,000

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**Thomson Hayton Winkley**



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## ACCOMMODATION

8 Mountain View is a traditional end terraced residence occupying a pleasant elevated position with stunning far reaching views across Kendal towards Whinfell and Benson Knott. The property offers easy access to the market town and all the local amenities along with the M6 motorway, mainline railway station at Oxenholme and the Lake District National Park.

The well proportioned accommodation briefly comprises entrance hall, sitting room, dining room, breakfast kitchen and cloakroom to the ground floor with three bedrooms, bathroom and separate W.C. to the first floor.

There is a garage to the lower ground floor, additional parking can be found on road nearby, there is a well stocked garden to the front and a patio garden to the rear.

The property does benefit from gas central heating but would now benefit from some cosmetic updating allowing the new purchasers the opportunity to create a fine home to their own tastes and is being offered for sale with no upper chain.

## ENTRANCE HALL

14' 5" x 4' 0" (4.40m x 1.23m)

Single glazed door, radiator.

## SITTING ROOM

16' 11" x 14' 0" max (5.17m x 4.28m)

Single glazed sash bay window with secondary glazing, radiator.

## DINING ROOM

17' 7" x 10' 9" (5.36m x 3.28m)

Single glazed window with secondary glazing, radiator, gas fire, understairs cupboard, wall lights.

## BREAKFAST KITCHEN

13' 2" max x 12' 10" (4.03m x 3.92m)

Single glazed door, single glazed window, radiator, gas central heating boiler, range of base and wall units, stainless steel sink, gas cooker point, plumbing for a washing machine, space for a fridge freezer and dryer, extractor fan.

## REAR PORCH

3' 10" x 2' 11" (1.19m x 0.90m)

Single glazed door.

## CLOAKROOM

4' 6" x 2' 8" (1.38m x 0.83m)

Single glazed window, white W.C. and wash hand basin.









## FIRST FLOOR LANDING

5' 10" x 5' 7" (1.78m x 1.72m)

Loft access.

## BEDROOM

12' 5" x 11' 0" (3.79m x 3.36m)

Single glazed sash window with secondary glazing, radiator.

## BEDROOM

12' 11" max x 8' 9" (3.95m x 2.69m)

Single glazed sash window with secondary glazing, radiator.

## BEDROOM

10' 11" x 8' 1" (3.35m x 2.48m)

Single glazed sash window with secondary glazing, radiator.

## BATHROOM

8' 5" x 4' 11" (2.57m x 1.52m)

Single glazed window, towel radiator, two piece suite in white comprises bath with electric shower and wash hand basin, part tiled walls, built in cupboard.

## CLOAKROOM

5' 8" x 4' 11" max (1.73m x 1.50m)

Single glazed window, white W.C.

## GARAGE

20' 2" x 10' 7" (6.16m x 3.24m)

Sliding door, light, power, water.

## OUTSIDE

There is a delightful garden to the front of the property with a variety of established plants and shrubbery, to the rear is patio seating area and steps leading to the back of the garden with a planted border. Additional parking is on road.

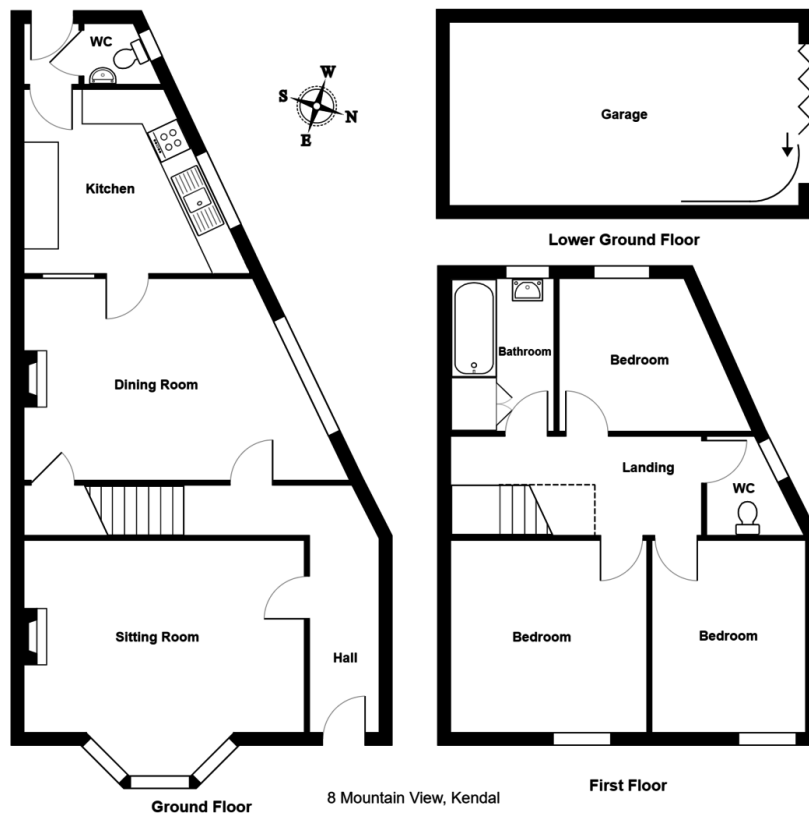
## SERVICES

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

## COUNCIL TAX BANDING

Currently Band D - as shown on the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## DIRECTIONS

From our Kendal office proceed north along the A5284 Stricklandgate passing through the traffic lights and continuing up Windermere Road. Take the left turn on to Queens Road and pedestrian access to the row of terraces is on the right with number 8 being on the end on the right.

## Important Notice

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## Your Local Estate Agents Thomson Hayton Winkley

Kendal Office  
112 Stricklandgate  
Kendal  
T. 01539 815700  
E.kendal@thwestateagents.co.uk

Windermere Office  
25b Crescent Road  
Windermere  
T. 015394 47825  
E.windermere@thwestateagents.co.uk

Grange-over-Sands Office  
Palace Buildings  
Grange-over-Sands  
T. 015395 33335  
E.grange@thwestateagents.co.uk

Kirkby Lonsdale Office  
29 Main Street  
Kirkby Lonsdale  
T. 015242 71999  
E.kirkby@thwestateagents.co.uk

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