



Kendal

£180,000

18 Moore Field Close, Kendal, Cumbria , LA9 5PH

This two bedroom tastefully decorated and well presented modern end terraced house is tucked away on a good plot in the corner of a quiet cul-de-sac enjoying a delightful enclosed private rear garden that backs onto open farmland with fine views.

An easy to manage centrally heated property with excellent fitted kitchen and bathroom, and that all important private parking for two cars. A home ideal for the first-time buyer or for those purchasers seeking an investment. Don't just do a drive-by, call for a brochure or look on our website and realise why you should come inside and see. With no upward chain and early possession available, the next step is an appointment to view.

Quick Overview

Well presented end of terrace
Living room & fitted kitchen
Two bedrooms & bathroom
Rear enclosed garden
Parking for two cars
Gas central heating & UPVC double glazing
All white goods included
Early viewing recommended
No upward chain
Ultra fast Broadband speed upto 1000MBPS



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1000 MBPS



Off Road Parking

Property Reference: K6712



Location: The property is situated on the northern edge of Kendal to the west of the town centre and can be found by taking the Windermere Road out of Kendal, turning right into Garth Brow and following the road round continuing past High Garth and High Sparrowmire onto Kettlewell Road. Follow the road round to the left into Moore Field Close and number 18 can then be found tucked away in the far right hand corner at the head of the cul-d-sac.

Note: The property borders open fields to the rear and the Windermere to Kendal Branch Railway Line to the side.

Property Overview: This well presented modern end of terraced town house offers the perfect buy for those looking to get on the property ladder with their first home, or perhaps those seeking a buy to let property that is ready for the lettings market.



The present owners have created a most welcoming home together with a delightful garden that borders open fields and countryside views to the rear.

Park on either of the two private parking spaces immediately to the front of the house and the first impression is of a home that has been well maintained and cared for, with the front garden a riot of colour with planted pots.

The entrance hallway has a useful shelved cupboard that provides excellent storage with space for the Hoover, ironing board and coats.

To the left of the hall is a fitted kitchen overlooking the front. Fitted with an attractive range of contemporary soft close units with complementary working surfaces and matching uplift. Inset single stainless-steel bowl, slot in oven and washing machine will be included in the sale. Laminate flooring and wall mount Glow-worm boiler.

To the rear is a good sized living room with patio doors opening to the well tended garden and the open aspect beyond. An attractive open staircase leads up to the first floor landing.

Upstairs are two bedrooms and the bathroom. Bedroom 1 is a large double with a deep over stairs cupboard and fine views over the garden and across the open fields. Bedroom 2 faces the front elevation with distant views.

The house bathroom has a three piece suite comprising; a panel bath with shower over, wash hand with cupboard and a WC. Complementary tiled walls, window and extractor fan.

Living Room



Kitchen



Bedroom 1

Request a Viewing Online or Call 01539 729711

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall ~

Living Room

13' 8" x 12' 5" (4.17m x 3.78m)

Fitted Kitchen

8' 6" x 5' 9" (2.59m x 1.75m)

First Floor

Landing

Bedroom 1 (rear)

10' 1 plus alcove" x 9' 0" (3.07m x 2.74m)

Bedroom 2

9' 0" x 6' 9" (2.74m x 2.01m)

Bathroom

Outside: The property has the benefit of two private parking spaces to the front along with a front garden with mature trees and shrubs, gravelled areas and outside tap.

To the side is a lean to shed which has access from the front and also from the rear garden. This excellent space offers great storage and with power and light currently houses a chest freezer. A covered canopy attached the shed provides ideal space for drying washing on those rainy days. Tumble dryer included in the sale.

The enclosed walled and fenced rear garden enjoys sunshine enjoys the afternoon and evening sun providing a little oasis with the open fields behind. The beds and borders are well stocked and planted with a variety of trees and shrubs, the raised lawn is well tended and the paved patio offers privacy and shelter.

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

Council Tax: Westmorland & Furness Council - Band B

Tenure: Freehold

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

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



Bedroom 2



Bathroom



Rear Garden



Views

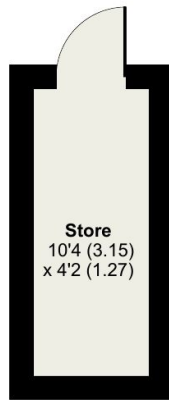
Moore Field Close, Kendal, LA9

Approximate Area = 500 sq ft / 46.4 sq m

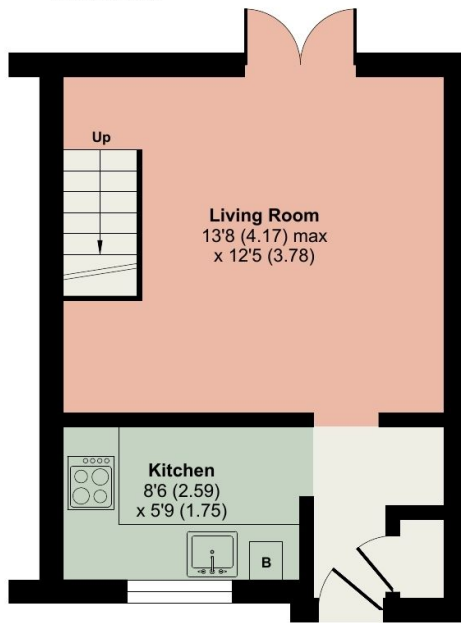
Outbuilding = 43 sq ft / 3.9 sq m

Total = 543 sq ft / 50.3 sq m

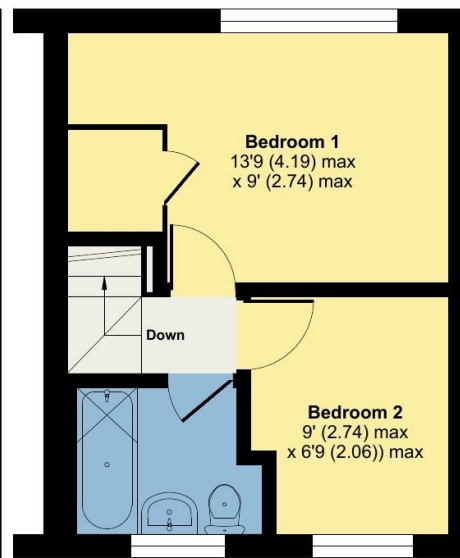
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 1020211

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