



£210,000

6 NATLAND ROAD, KENDAL



DIRECTIONS: Travel out of town along Aynam Road and continue onto Lound Road. At the roundabout, after the K Village on the right, take the second exit onto Natland Road where the property can be found on the left-hand side identified by our "for sale" board.

COUNCIL TAX BAND: B
EPC: CURRENT 60 POTENTIAL 82
TENURE: Freehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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A wonderful opportunity to purchase an extended two-bedroom, period mid terrace cottage. Overlooking Ford Park and with picturesque walks and views along the river, this charming little cottage has an abundance of character features. With fresh neutral décor, a wonderful lawned garden and parking to the rear, these period properties rarely come to market. Within walking distance of local amenities and with good transport connections in and out of Kendal early viewing is recommended. NO CHAIN



ENTRANCE

The entrance door leads into the hallway, electric consumer unit, door to reception one and stairs to the first floor, window to the side.

RECEPTION ONE

12' 7" x 9' 5" max (3.84m x 2.87m max) Recessed fireplace with stone effect hearth, built in storage cupboards, window to the front aspect, opening into the kitchen.

KITCHEN

13' 8" x 6' 10" (4.17m x 2.08m) A range of fitted kitchen units with complementary work surface over, 1 1/2 bowl sink unit, freestanding cooker (included in the sale), cupboard housing Worcester boiler, space and plumbing for washing machine, space for freestanding fridge/freezer, window and timber door to the second reception room.

RECEPTION TWO

11' 4" x 10' 0" (3.45m x 3.05m) A versatile room with glazing to the roof, timber window and door to the rear garden.

FIRST FLOOR LANDING

Doors to the bedrooms and bathroom, access to the loft space.

BEDROOM ONE

13' 7" x 12' 8" approx. (4.14m x 3.86m approx.) A double room with built in over stairs cupboard with hanging rail, two windows to the front aspect with shutters.

BEDROOM TWO

11' 11" x 7' 5" (3.63m x 2.26m) A single room with window to the rear aspect.

BATHROOM

8' 10" x 5' 9" (2.69m x 1.75m) The white suite comprises bath with shower over and vanity unit incorporating the wash hand basin and w.c., ladder style radiator and window with obscure glazing to the rear aspect.

EXTERNALLY To the front is a decorative gravelled area. To the rear is a stone-built outhouse with w.c., lawned area with mature planting, garden shed and path leading to the off-road parking space.

