



39 Milnthorpe Road, Kendal

£425,000





39 Milnthorpe Road

Kendal

A well proportioned Victorian end terraced house located within the market town of Kendal conveniently placed for the towns amenities, Oxenholme railway station, road links to the M6 and the Lake District National Park.

Situated close to local schools and colleges, this charming Victorian property is a true gem. Boasting double glazing and gas central heating throughout, this home offers a warm and inviting environment for the whole family. The ground floor features a delightful sitting room, perfect for relaxing in with it also having access to the sun room which leads to the garden. From the sitting room make your way through to the dining room which has ample space for family meals and entertaining guests, the light and airy kitchen with ample room for meal preparation. The ground floor also has a W.C which a added bonus. Once you have seen everything on the ground floor it is time to take a look at the many bedrooms located upstairs with the first floor having two double bedrooms both with en-suites which comprises W.C., wash hand basin and shower cubicle and a additional cloakroom located at the top of the stairs.

Carrying on up to the second floor you will find Three more bedrooms with two being doubles and with two en-suites as well. The second floor has a additional bathroom which comprises a W.C., wash hand basin and walk in shower. Heading back down stairs and out to the garden you will find access to the cellar which has a useful utility room, boiler room and store room.

Walking around the gardens which cover the front, side and rear you will find ample space for garden furniture, space for potted plants and room to host friends and family. The rear of the property is complimented with driveway parking and the use of two garages. This property's outdoor space is sure to impress. Don't miss out on the opportunity to make this house your home and enjoy the best of indoor comfort and outdoor beauty in one perfect package.

- Semi-detached property
- Double glazing and gas central heating
- Charming sitting room
- Cellar
- light and airy kitchen
- Gardens to the front and rear
- Five bedrooms
- Double garage and driveway parking
- Four en-suites, one bathroom and two cloakrooms
- Easy access to M6 Motorway

EPC RATING

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND D

TENURE: FREEHOLD

DIRECTIONS

From our Kendal office, turn right onto Sandes Avenue then turn right onto Stramongate. Follow the one way system along New Road and Aynam Road, keep right and then turn right over Nether Bridge and bear left onto Milnthorpe Road. Continue straight and number 39 is located on the left opposite Kendal College.

WHAT3WORDS: closer.flock.zooms





LOWER GROUND FLOOR

BASEMENT

18' 5" x 9' 1" (5.61m x 2.76m)

UPPER GROUND FLOOR

ENTRANCE HALL

4' 11" x 3' 10" (1.49m x 1.17m)

HALLWAY

12' 9" x 3' 10" (3.89m x 1.16m)

SITTING ROOM

18' 3" x 12' 11" (5.57m x 3.93m)

DINING ROOM

14' 10" x 13' 1" (4.52m x 4.00m)

HALLWAY

7' 1" x 5' 0" (2.16m x 1.53m)

KITCHEN

14' 2" x 9' 2" (4.33m x 2.80m)

CLOAKROOM

5' 4" x 4' 11" (1.62m x 1.51m)



FIRST FLOOR

BEDROOM

17' 3" x 15' 2" (5.27m x 4.62m)

EN-SUITE

6' 4" x 6' 2" (1.93m x 1.87m)

BEDROOM

13' 5" x 10' 5" (4.09m x 3.18m)

EN-SUITE

7' 3" x 3' 10" (2.22m x 1.17m)

CLOAKROOM

6' 2" x 3' 7" (1.87m x 1.09m)

SECOND FLOOR

BEDROOM

14' 11" x 9' 10" (4.56m x 3.00m)

EN-SUITE

7' 8" x 4' 8" (2.33m x 1.43m)

BEDROOM

13' 7" x 7' 1" (4.13m x 2.17m)

BEDROOM

13' 3" x 10' 3" (4.04m x 3.12m)

EN-SUITE

7' 3" x 3' 10" (2.22m x 1.17m)

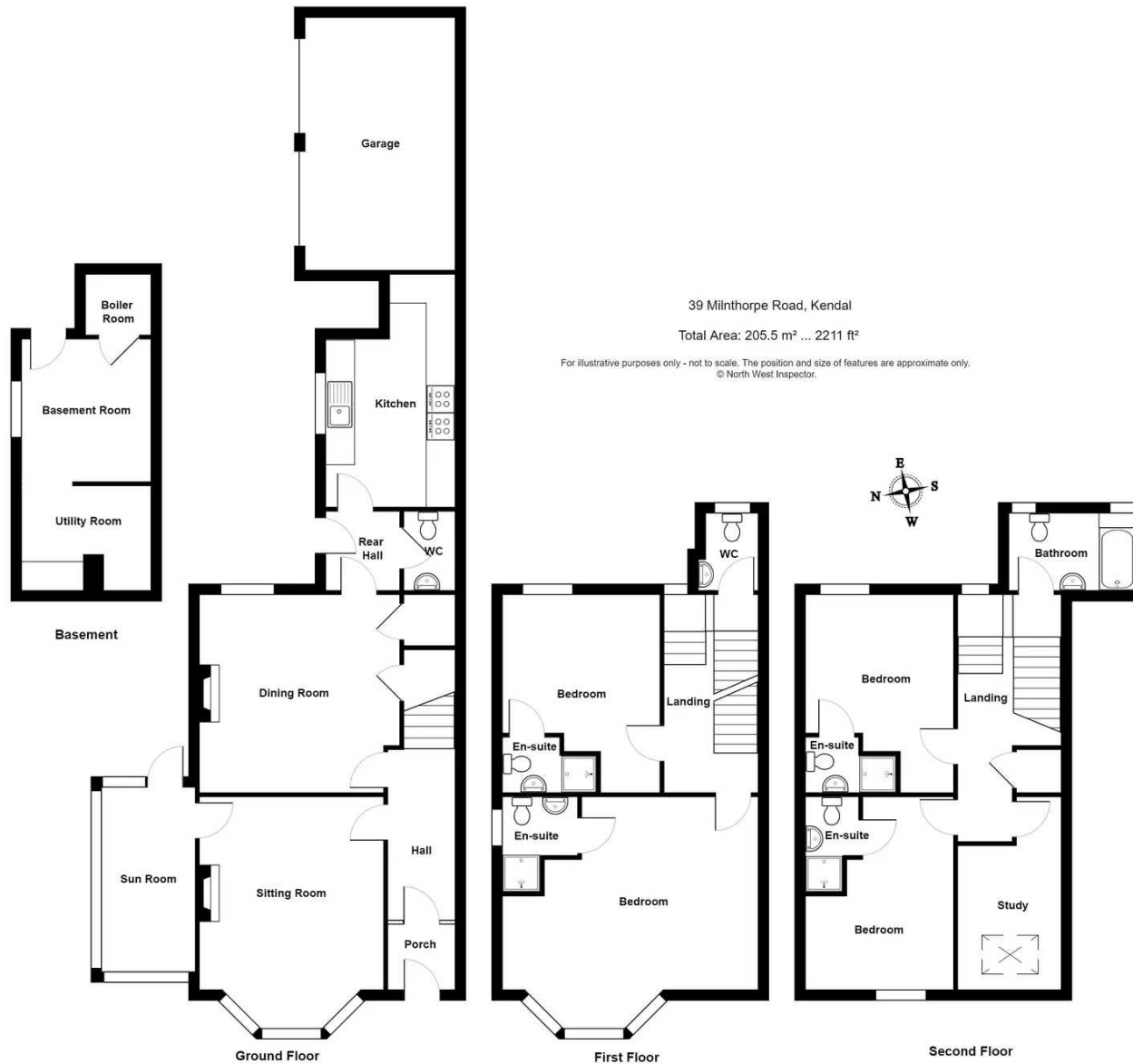
BATHROOM

8' 4" x 6' 9" (2.55m x 2.07m)









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