

PK25

By Order of The Trustees

**22 Kirkbarrow
Kendal
Cumbria
LA9 5DE**



**Comprising A 3 Bedroomed Terraced House
In Need Of Complete Modernisation And Refurbishment**

For Sale By Public Auction

(subject to conditions and unless sold previously)

On Monday 12th December 2011 At 8pm

In The Eagle & Child Hotel, Staveley

Auctioneers:

Richard Turner & Son
Royal Oak Chambers
Main Street
High Bentham
Nr Lancaster
LA2 7HF.
Tel: 015242 61444.
Fax: 015242 62463.

Solicitors:

Mr Martyn Hill
Thomson Wilson & Pattinson
114-116 Stricklandgate
Kendal
Cumbria
LA9 4QA.
Tel: 01539 721 945.
Fax: 01539 740 640.

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
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E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
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14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
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Description:

The property is terraced, built of brick with a slate roof and pebble dashed. The property has a date stone of 1932.

Accommodation Comprising:

Ground Floor:

Entrance Hall:

Radiator.

Lounge:

14'6 x 13' max
(4.42m x 3.96m max)

Gas fire, gas meter, built in cupboards, walk in pantry, centre light.

Kitchen:

16'4 x 7'
(4.98m x 2.13m)

Single drainer sink unit, fitted cupboards, centre light.
Access to back garden.

First Floor:

Landing:

Cupboard containing water tank.

Bedroom 1:

11'11 x 8'9
(3.63m x 2.67m)

Fireplace, centre light.

Bedroom 2:

10'3 x 9'1
(3.12m x 2.77m)

Fireplace, centre light.

Bedroom 3:

8'10 x 7'3
(2.69m x 2.21m)

Centre light.

Bathroom:

7'9 x 6'9 max
(2.36m x 2.06m max)

Bath, wash hand basin, wc, radiator.

Outside:

Shared pedestrian access with No 20 Kirkbarrow to the extensive back garden. The property has a small garden to the front.



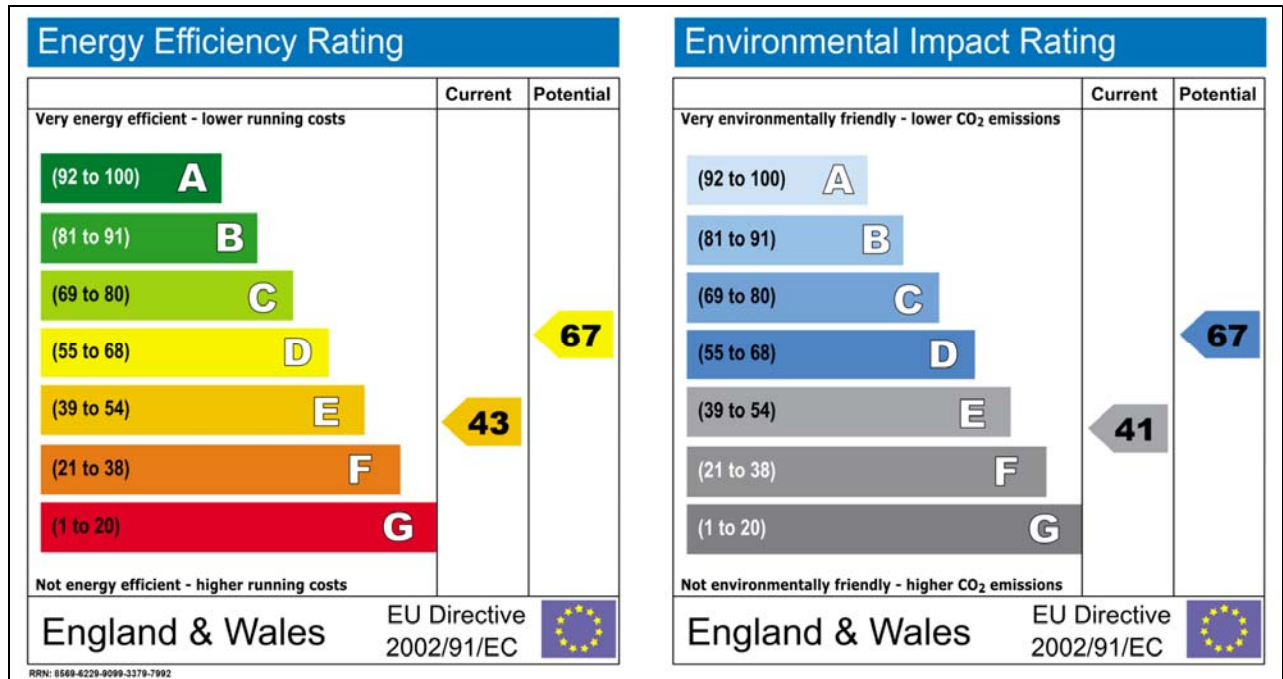
Services: Mains water, electricity, gas and drainage connected.

Tenure: Freehold with vacant possession on completion.

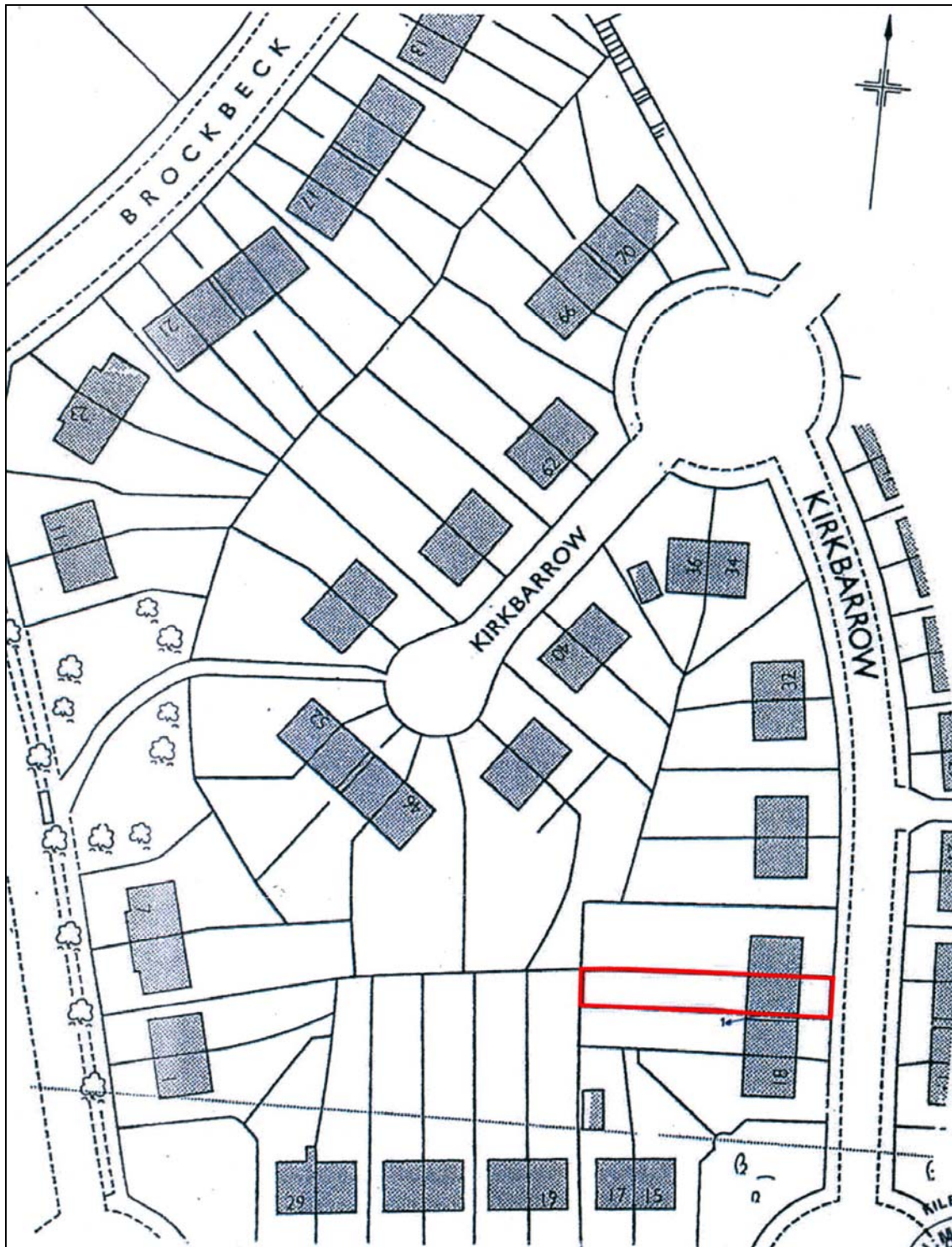
Council Tax Band: (B) Verbal enquiry only.

*N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract.
All measurements quoted are approximate.*

Energy Performance Certificate



Boundary Plan



Reproduced from the Ordnance Survey Plan with the permission of the Controller of H.M. Stationery Office.
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