



20 Castle Crescent, Kendal  
£350,000





## 20 Castle Crescent

Kendal, Kendal

Located in the heart of Kendal, this charming mid terraced character property offers the perfect blend of period features and practical modern living. Set over three well proportioned floors, the home is just a short five minute walk from the town centre and enjoys excellent access to the River Kent for scenic walks, as well as convenient links to the M6 motorway and the Lake District National Park.

The ground floor provides a warm and welcoming living space, featuring a spacious living / dining room with a gas fire and attractive character details. The modern fitted kitchen offers ample workspace and storage, complemented by a separate utility room that adds valuable functionality to the home.

On the first floor, the double bedroom provides a bright and spacious retreat and features fitted wardrobes for excellent storage. The single bedroom is currently utilised as a home office, offering flexibility for work or hobbies. The modern four piece bathroom completes the floor with a contemporary and stylish finish.

The second floor offers two further double bedrooms, each providing generous space for relaxation or family use. The additional single bedroom is ideal as a study, nursery or hobby room. This floor also benefits from loft access, adding convenient storage potential to the property.

Externally, the home benefits from a front yard and a rear yard with a handy outdoor WC and separate store. A short distance from the house is a detached garden area featuring a gravelled space, paved patio, lawned sections and a variety of mature trees, perfect for relaxing or entertaining. Completing the outside offering is a garage with power and private parking for two vehicles, accessible via the rear lane.



- Charming mid terraced character home set over three spacious floors
- Inviting living dining room featuring a gas fire and period character details
- Modern fitted kitchen with separate utility room
- Beautiful feature staircase enhancing the home's traditional charm
- Five bedrooms, three generous doubles and two versatile singles currently utilised as offices
- Contemporary four piece family bathroom
- Front yard and rear yard with outdoor WC plus additional store outbuilding
- Detached garden with gravelled seating area, paved patio, lawned sections and mature trees
- Garage with power and private parking for two cars, accessed via back lane
- Prime Kendal location, just a 5 minute walk to town, close to River Kent walks, with excellent access to the M6 and Lake District National Park

From Kendal town centre take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and the turn left on to Castle Street. Turn right immediately after the church and proceed alongside the terraces on the left to find number 20 located just after the terraces bear right to form the crescent. WHAT3WORDS://  
loans.shelf.sports

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## GROUND FLOOR

### ENTRY

4' 8" x 3' 3" (1.43m x 1.00m)

### LIVING/DINING ROOM

18' 11" x 14' 1" (5.76m x 4.29m)

### KITCHEN

10' 5" x 7' 8" (3.18m x 2.34m)

### UTILITY

4' 3" x 3' 9" (1.29m x 1.15m)

## FIRST FLOOR

### LANDING

5' 1" x 29' 6" (1.54m x 9.00m)

### BATHROOM

10' 2" x 7' 9" (3.09m x 2.35m)

### BEDROOM

8' 1" x 7' 9" (2.46m x 2.36m)

### BEDROOM

12' 2" x 10' 11" (3.70m x 3.34m)

## SECOND FLOOR

### LANDING

8' 9" x 2' 11" (2.66m x 0.90m)

### BEDROOM

10' 9" x 8' 6" (3.28m x 2.58m)

### BEDROOM

7' 11" x 7' 9" (2.41m x 2.37m)

### BEDROOM

14' 2" x 11' 0" (4.32m x 3.35m)

## OUTSIDE

### W.C.

4' 2" x 2' 11" (1.29m x 0.88m)





**GROUND FLOOR**

**ENTRY**

4' 8" x 3' 3" (1.43m x 1.00m)

**LIVING/DINING ROOM**

18' 11" x 14' 1" (5.76m x 4.29m)

**KITCHEN**

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**UTILITY**

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**FIRST FLOOR**

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**BATHROOM**

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**BEDROOM**

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**SECOND FLOOR**

**LANDING**

8' 9" x 2' 11" (2.66m x 0.90m)

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10' 9" x 8' 6" (3.28m x 2.58m)

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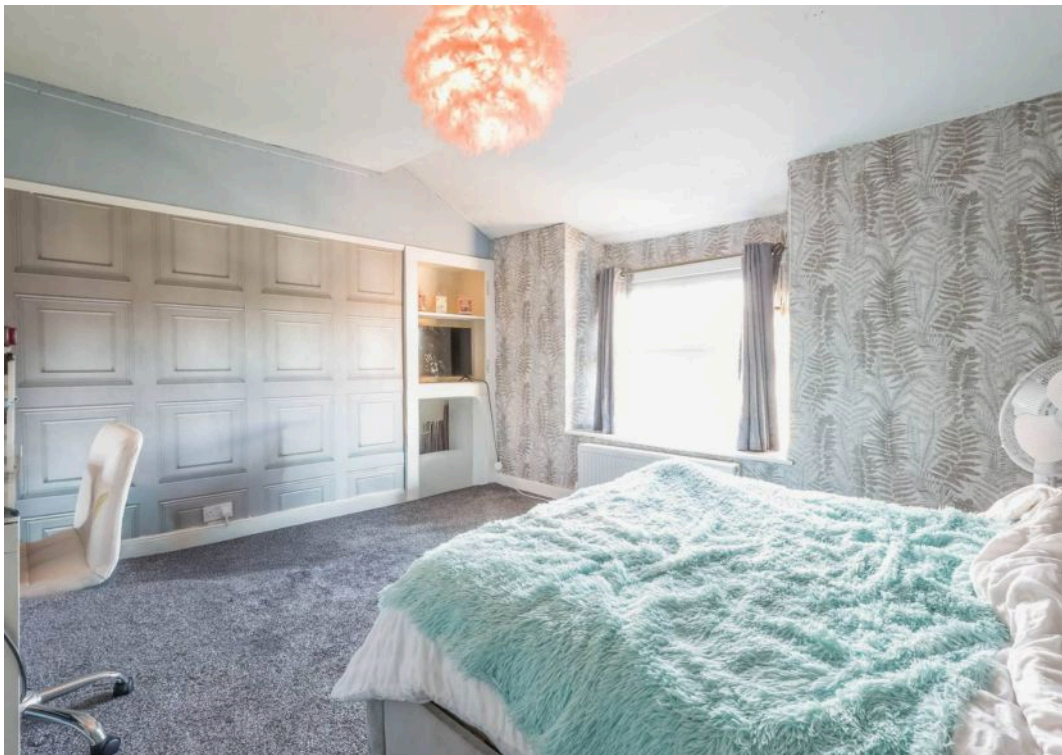
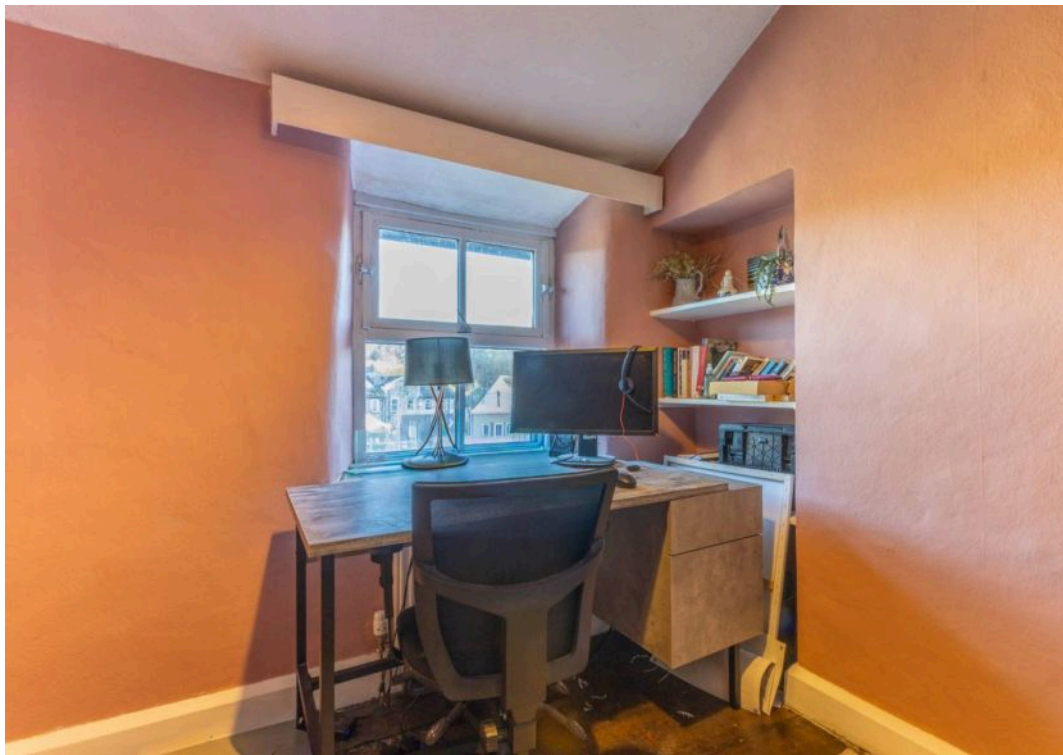
**OUTSIDE**

**W.C.**

6' 2" x 2' 11" (1.88m x 0.88m)















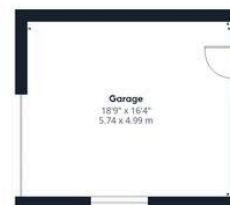
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1376 ft<sup>2</sup>

127.8 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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