



3 Crook Lea, Kendal
£225,000



3 Crook Lea

Kendal

A charming mid terraced period cottage, ideally positioned within walking distance of Kendal town centre, offering a wonderful blend of character features and comfortable living. With its attractive stone frontage, traditional sash windows and no upper chain, the property presents an excellent opportunity for a range of buyers, with scope to update and personalise to individual taste.

The accommodation is well laid out and full of character, comprising two inviting reception rooms, both enjoying plenty of natural light, period detailing, and one with a feature fireplace, creating warm and welcoming living spaces. There is a fitted kitchen with direct access to the rear patio garden. To the first floor are two well proportioned double bedrooms, both bright and airy with pleasant outlooks, along with a bathroom and the property benefits from gas central heating throughout.

Externally, there is unallocated parking to the front of the property, together with a rear patio garden offering space for outdoor seating. An externally accessed utility room provides useful additional storage and practicality. With its sought-after location and scope for improvement, this cottage presents a fantastic opportunity to create a lovely home in the heart of Kendal.

EPC E. Council Tax Band B.

- Charming mid terraced period cottage
- Traditional features including sash windows
- Two double bedrooms
- Unallocated parking to the front
- Living room with fire place, dining room and fitted kitchen
- Rear patio garden and externally utility room
- Gas central heating
- Excellent location within in walking distance of Kendal town centre
- Opportunity to personalise with some updating required
- Being sold with no upper chain

DIRECTIONS: From our Kendal office proceed onto the A5284 Windermere Road and continue up the hill. Take the right hand turn in to Crook Lea which is just before the junction for Queens Road and Green Road. Number 2 is located in the row of terraces.

WHAT3WORDS:stacks.trains.spends





HALLWAY

3' 0" x 13' 3" (0.92m x 4.03m)

LIVING ROOM

10' 8" x 10' 2" (3.26m x 3.09m)

DINING ROOM

14' 2" x 10' 8" (4.33m x 3.24m)

KITCHEN

6' 11" x 8' 11" (2.12m x 2.72m)



LANDING

6' 6" x 3' 0" (1.99m x 0.92m)

BEDROOM

14' 2" x 10' 4" (4.31m x 3.15m)

BEDROOM

7' 4" x 11' 1" (2.24m x 3.39m)

BATHROOM

7' 6" x 8' 0" (2.28m x 2.44m)

UTILITY ROOM

5' 0" x 5' 11" (1.52m x 1.80m)









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