



1 Vicars Hill, Kendal
£230,000





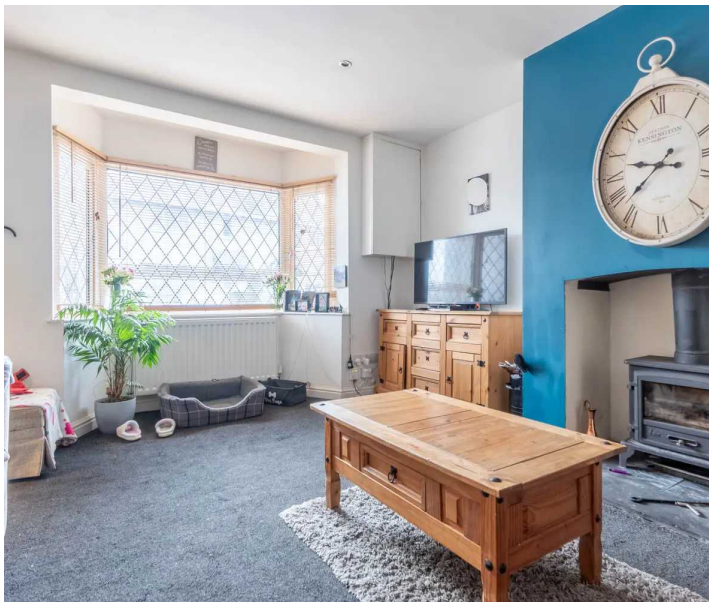
1 Vicars Hill

Kendal

A well proportioned end terraced property occupying a pleasant position in this popular residential location within Kendal town being convenient for all the local amenities on offer there. With easy access to local transport services, links to the Lake District National park and road links to the M6 Motorway.

The accommodation briefly comprises entrance hall, sitting room, kitchen and conservatory to the ground floor. The first floor offers three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing.

Outside there is are gardens to the front and rear with off road parking being provided to the front.



- End terraced property
- Conservatory
- Sitting room
- Double glazing and gas central heating
- Kitchen
- Gardens to rear and front
- Three bedrooms
- Close to town centre
- Family bathroom
- Driveway parking

GROUND FLOOR

PORCH

5' 0" x 4' 7" (1.53m x 1.40m)

Both max. Double glazed door, double glazed window, radiator, tiled flooring.

SITTING ROOM

16' 3" x 14' 9" (4.95m x 4.49m)

Both max. Double glazed window, two radiators, wood burning stove, understairs storage, recessed spotlights.

KITCHEN

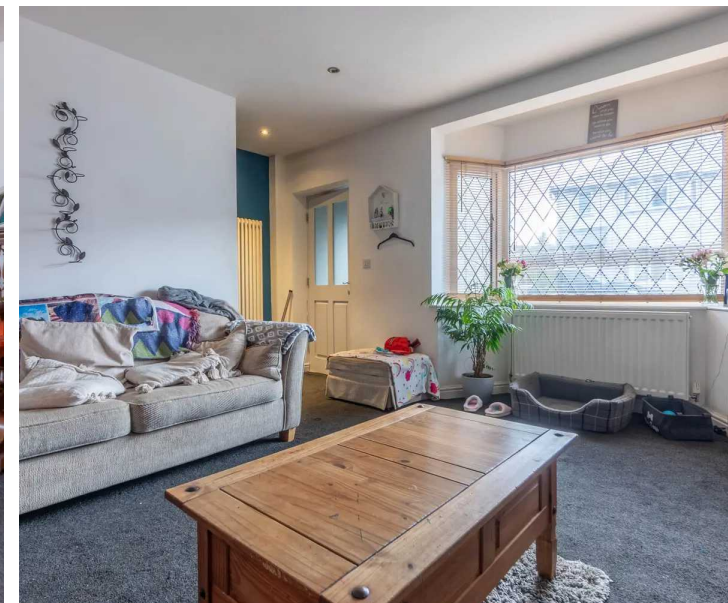
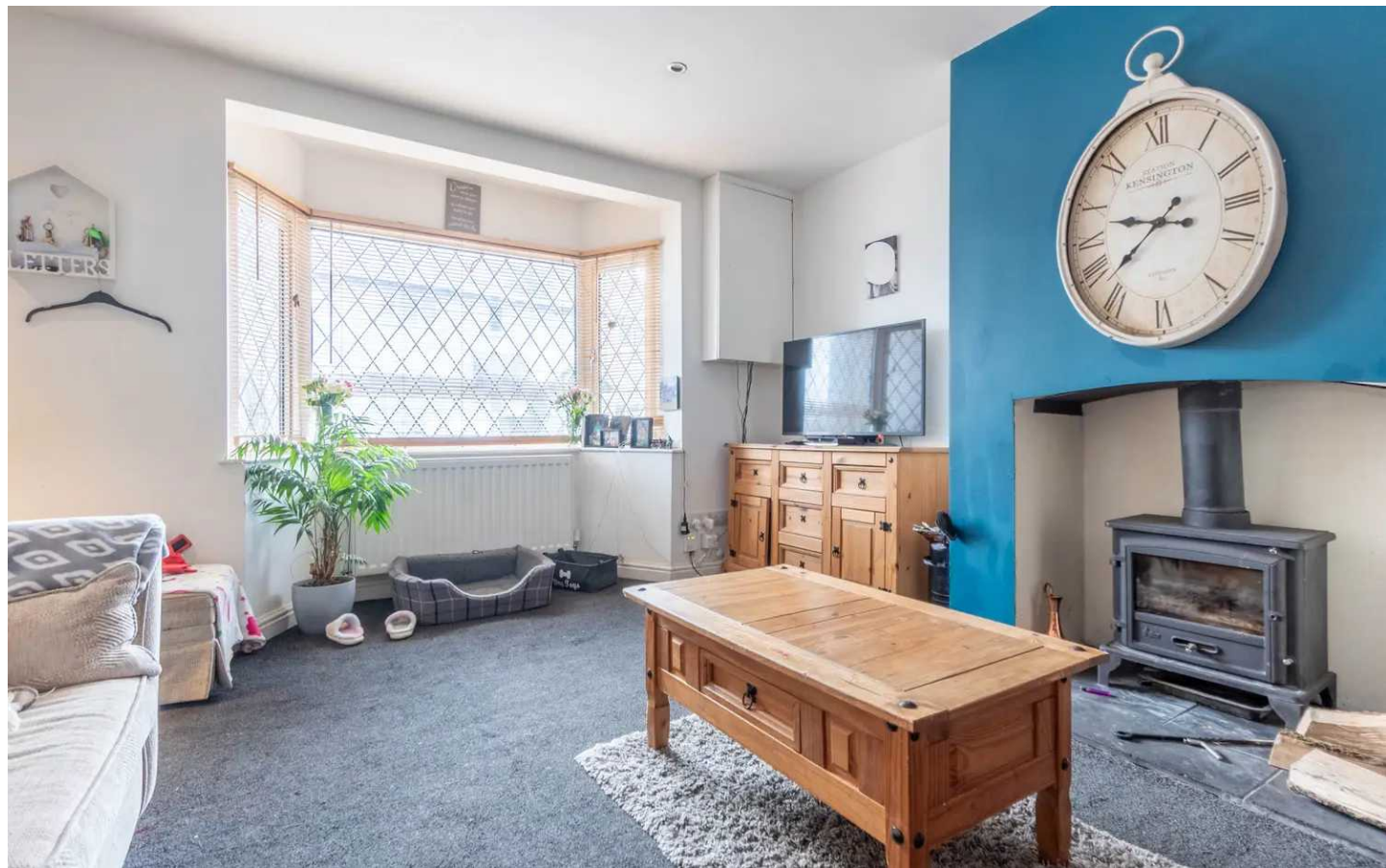
17' 0" x 10' 0" (5.17m x 3.06m)

Both max. Double glazed window, radiator, good range of base and wall units, sink, integrated oven, hob with extractor/filter over, space for fridge freezer, plumbing for washing machine, tiled splashback, tiled flooring.

CONSERVATORY

9' 1" x 8' 5" (2.76m x 2.56m)

Both max. Double glazed door, double glazed windows, radiator, tiled flooring.



FIRST FLOOR

BEDROOM

12' 10" x 8' 6" (3.90m x 2.60m)

Both max. Double glazed window, radiator.

BEDROOM

11' 4" x 8' 10" (3.46m x 2.68m)

Both max. Double glazed window, radiator.

BEDROOM

8' 6" x 7' 3" (2.58m x 2.21m)

Both max. Double glazed window, radiator.

BATHROOM

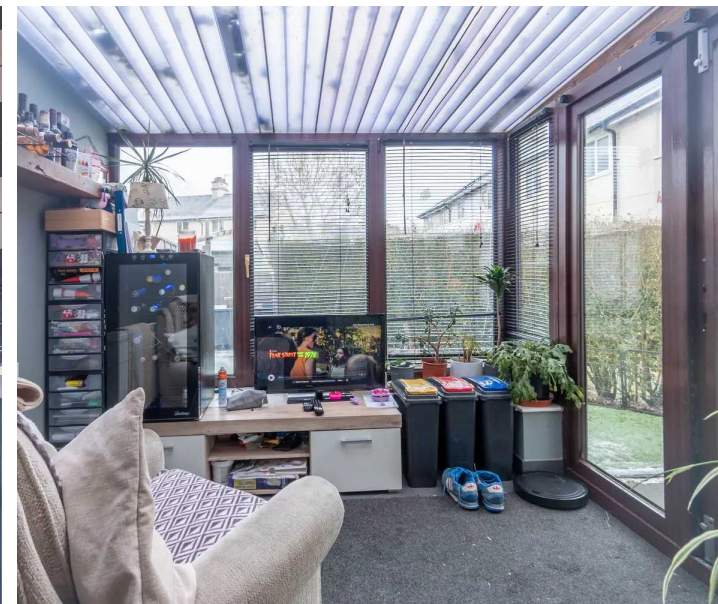
6' 4" x 5' 8" (1.94m x 1.73m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with electric shower over, partial tiling to walls, tiled flooring.

LANDING

6' 5" x 3' 5" (1.95m x 1.04m)

Both max. Double glazed window, loft access.





OUTSIDE

An enclosed garden to the rear with a patio seating area and a section of artificial turf with space for potted plants. To the front is a gravelled area next to driveway parking.

DRIVEWAY PARKING

Off road parking.

EPC RATING D**SERVICES**

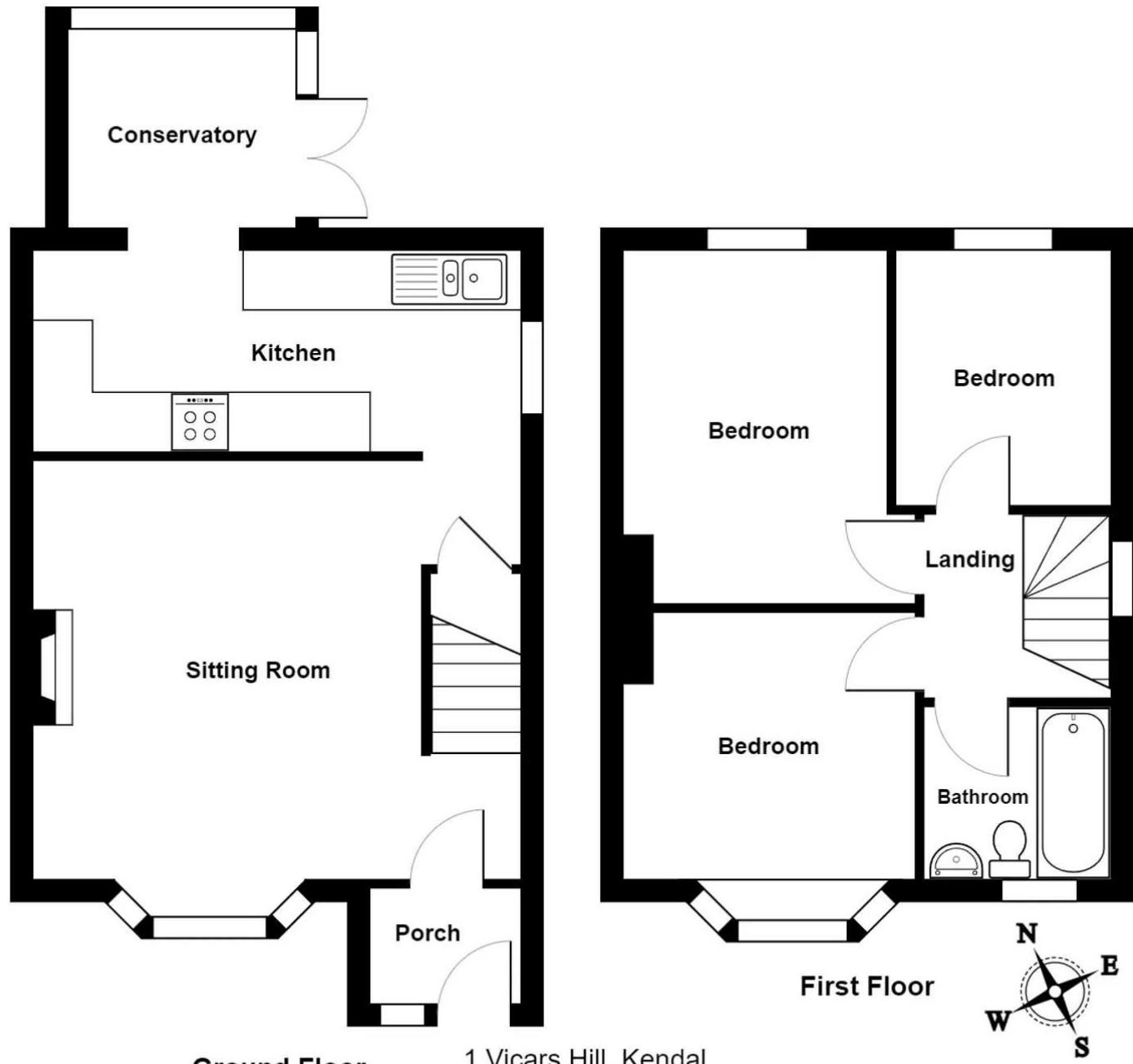
Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND B**TENURE: FREEHOLD****DIRECTIONS**

Entering Kendal along Milnthorpe Road proceed through the traffic lights and go past the college on the left hand side and then take the second turning on the left on to Glebe Road. Continue along Glebe Road to find Vicars Hill located on the left, take the turning where number 1 is on the right hand side.

WHAT3WORDS: leap.taped.bulb





Ground Floor

1 Vicars Hill, Kendal

Total Area: 73.0 m² ... 786 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



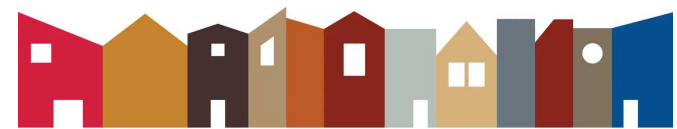
Your Local Estate Agents **Thomson Hayton Winkley**



THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk



Your Local Estate Agents **ThomsonHaytonWinkley**

