



5 Kentmere Brow, Kendal
£250,000





5 Kentmere Brow

Kendal, Kendal

A well proportioned semi detached house situated within a popular residential location and enjoying views from the front over the town to the Lakeland fells. Being close to local amenities and only a short walk to the town centre, Kendal train station and bus station. Easy access to the Lake District National Park and road links to the M6 Motorway.

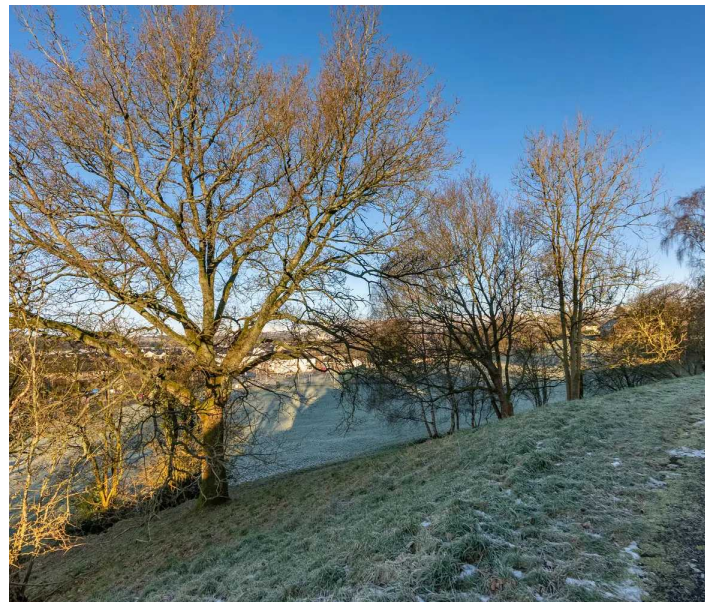
The property comprises a sitting room, dining room and kitchen to the ground floor with the first floor having three bedrooms, bathroom and a cloakroom. The property benefits from gas central heating and double glazing.

Outside there are out buildings to the side with ample storage, gardens to the front and rear and street parking.

Council Tax band: B

Tenure: Leasehold

- Semi-detached property
- Dining room
- Sitting room
- Double glazing and gas central heating
- Kitchen
- Gardens to the front and rear
- Three bedrooms
- Far reaching views
- Bathroom and cloakroom
- Outbuilding and permit parking



GROUND FLOOR

ENTRANCE HALL

12' 4" x 6' 2" (3.77m x 1.88m)

Both max. Double glazed door, double glazed window, understairs storage.

SITTING ROOM

14' 6" x 13' 9" (4.41m x 4.19m)

Both max. Double glazed bay window, radiator, living gas flame fireplace.

DINING ROOM

10' 0" x 8' 11" (3.06m x 2.71m)

Both max. Double glazed window, radiator.

KITCHEN

11' 5" x 10' 0" (3.47m x 3.05m)

Both max. Double glazed door, double glazed window, base and wall units, stainless steel sink, oven, fridge freezer and washing machine included, tiled splashback.



FIRST FLOOR

LANDING

7' 11" x 6' 8" (2.42m x 2.04m)

Both max. Double glazed window, radiator, loft access.

BEDROOM

11' 11" x 10' 8" (3.63m x 3.25m)

Both max. Double glazed window, radiator.

BEDROOM

11' 11" x 9' 5" (3.62m x 2.86m)

Both max. Double glazed window, radiator, cupboard space with gas boiler.

BEDROOM

9' 9" x 9' 4" (2.97m x 2.85m)

Both max. Double glazed window, radiator.

BATHROOM

6' 3" x 5' 3" (1.91m x 1.61m)

Both max. Double glazed window, two piece suite comprises wash hand basin and bath, partial tiling to walls, built in cupboard housing hot water cylinder.

CLOAKROOM

5' 5" x 3' 1" (1.64m x 0.95m)

Both max. Double glazed window, W.C., partial tiling to walls.





OUTSIDE

Gardens to the front and rear with two store rooms and an outside toilet on the side of the property. The rear garden has a gravelled area on either side of a paved path. The front garden has stocked borders with gravelled features and views of the local park.

ON STREET

Permit parking.

EPC RATING C**SERVICES**

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

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

Travelling out of Kendal northwards on the A6, after The Duke of Cumberland public house turn right into Appleby Road. Take the first turn on the right into Sandylands Road and take the second turning on the left into Jenkin Rise. Follow the road up the hill bearing right at the bend and take the next turn on the right into Kentmere Brow. The property is on the left

WHAT3WORDS: spun.sofa.punks



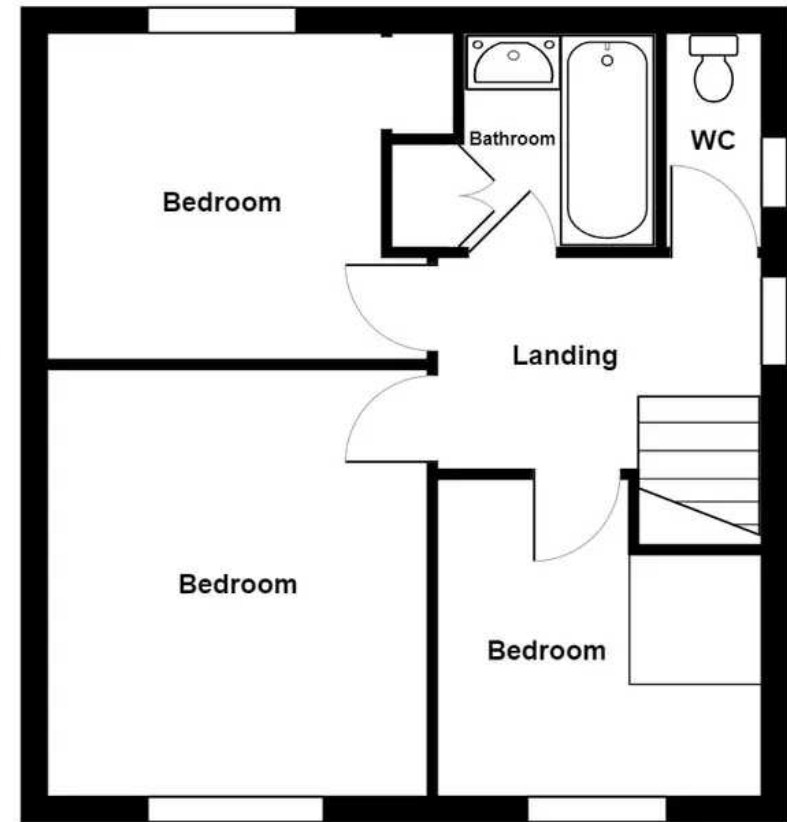
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Total Area: 100.5 m² ... 1082 ft²

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



Ground Floor





THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

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



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