



6 Red Tarn Road, Kendal

In Excess of £290,000





## 6 Red Tarn Road

### Kendal

A well proportioned semi-detached situated in a popular residential area conveniently placed for the amenities available both in and around the market town of Kendal. The property is within easy reach of the mainline railway station at Oxenholme and offers easy access to both the Lake District and Yorkshire Dales National Parks and road links to the M6.

Situated within a tranquil cul-de-sac, this charming semi-detached house offers a wonderful family home in a highly desirable location. Upon entering, the property boasts double glazing throughout, inviting natural light into the entrance hall and welcoming sitting room, creating a warm and cosy atmosphere. The practical layout includes a modern kitchen with ample dining space, ideal for hosting family gatherings and entertaining guests which are also able to access the garden from the double glazed doors.

Heading upstairs you can find three bedrooms with two being doubles which provide a comfortable living space, complemented by a well-appointed family bathroom which comprises a W.C., wash hand basin and a bath with a shower over.. Additional benefits of this property include gas central heating,

Stepping outside to discover the outdoor space, offering a perfect blend of relaxation and entertaining opportunities. The rear garden, enclosed for privacy, showcases two patio seating areas and a lush lawn surrounded by well-stocked borders, creating a peaceful retreat. With ample space for potted plants, the garden also allows for personal touches to be added, enhancing its charm and beauty. Meanwhile, the front of the property features a gravelled area with room for garden furniture, ideal for enjoying morning coffee whilst soaking up the peaceful surroundings. Adding to the appeal is the garage with driveway parking, adding convenience to daily life.

This delightful property truly offers a wonderful opportunity to embrace comfortable family living in a delightful setting.

- Semi-detached property in a quiet cul-de-sac
- Double glazing
- Light and airy sitting room
- Gas central heating
- Kitchen with dining space
- Gardens to the front and rear
- Three bedrooms
- Great family location
- Family bathroom
- Garage and driveway parking

**EPC RATING E**

**SERVICES**

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

**COUNCIL TAX: BAND B**

**TENURE: FREEHOLD**

**DIRECTIONS**

Leave town on the A65 Burton Road. Pass the Leisure Centre and turn left at traffic lights into Oxenholme Road. Continue to turn left into Kendal Parks Road. Proceed to take the second right turn into Blea Tarn Road followed by a right onto Red Tarn Road where number 6 is located on the right.

**WHAT3WORDS:** tried.ties.rots





## GROUND FLOOR

### ENTRANCE HALL

10' 10" x 5' 7" (3.31m x 1.69m)

### SITTING ROOM

15' 1" x 10' 9" (4.59m x 3.27m)

### KITCHEN

16' 11" x 8' 9" (5.16m x 2.66m)

## FIRST FLOOR

### LANDING

9' 1" x 6' 3" (2.76m x 1.91m)

### BEDROOM

12' 7" x 9' 5" (3.84m x 2.87m)

### BEDROOM

11' 5" x 9' 7" (3.48m x 2.91m)

### BEDROOM

7' 11" x 6' 3" (2.41m x 1.91m)

### BATHROOM

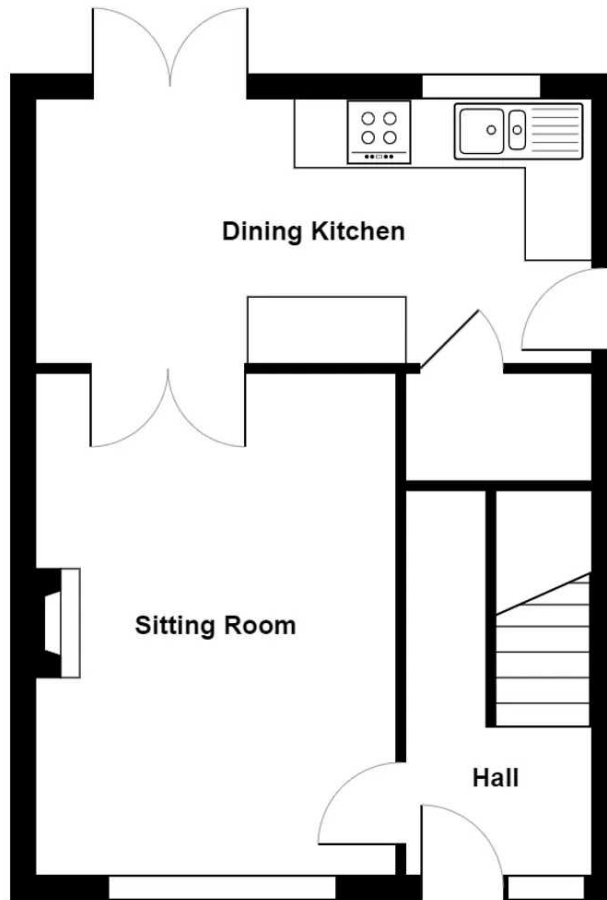
6' 2" x 6' 0" (1.89m x 1.84m)



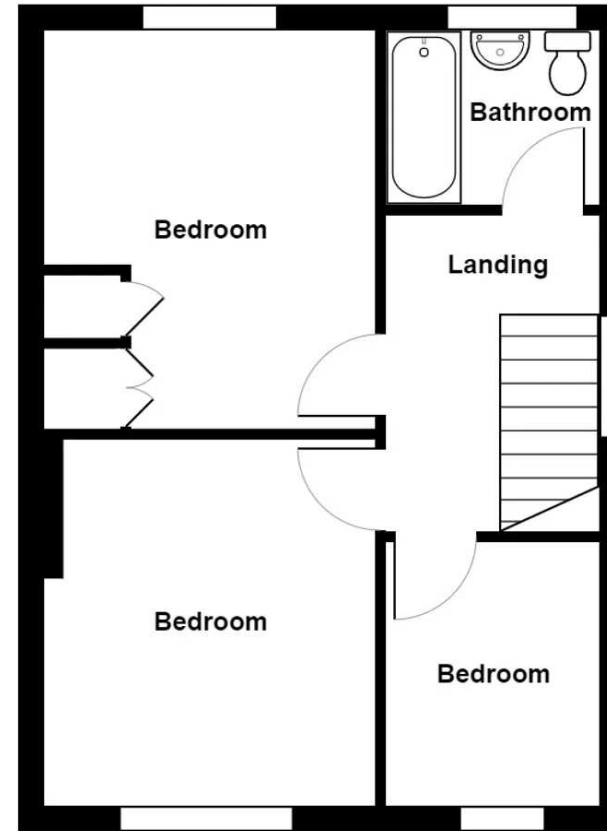








**Ground Floor**



**First Floor**

6 Red Tarn Road, Kendal

Total Area: 72.6 m<sup>2</sup> ... 782 ft<sup>2</sup>



For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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