



111 Hallgarth Circle, Kendal  
£240,000



## 111 Hallgarth Circle

### Kendal

A semi-detached property occupying a pleasant location within this popular residential location to the north of Kendal town being convenient for all the local amenities on offer there. The property also has access to the Lake District National Park and road links to the M6 Motorway.

This semi-detached house presents a wonderful opportunity for those seeking a family home with convenient access to the town centre. The property boasts double glazing throughout, a sitting dining room providing a comfortable space for relaxation, a utility room, and a light and airy kitchen offering a pleasant environment for culinary endeavours. The ground floor provides ample living space ideal for family gatherings or entertaining guests. Upstairs, the property features three generous double bedrooms, perfect for creating individual sanctuaries for relaxation. A family bathroom completes the upper level which comprises a W.C. wash hand basin and bath. Externally, the property benefits from gardens to the front and rear, providing outdoor spaces for leisure, recreation, and relaxation. The front garden features a driveway offering parking spaces for multiple vehicles, ensuring convenience for residents and guests alike.

The outside space of this property is a delightful sanctuary for outdoor living and entertaining. The enclosed rear garden, enveloped by well-established hedges, offers privacy and seclusion. A patio area at the rear of the garden provides an ideal spot for alfresco dining or relaxation, whilst gravelled areas surround the paved walkway, creating a low-maintenance yet attractive outdoor space. The front of the property features a gravelled driveway with space for two vehicles, ensuring ample off-road parking and convenience for residents. The driveway further enhances the property's appeal, providing a practical solution for modern-day living.

- Semi-detached family home
- Double glazing
- Sitting dining room
- Utility room
- Light and airy kitchen
- Easy access to town centre
- Three double bedrooms
- Gardens to the front and rear
- Family bathroom
- Driveway parking

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

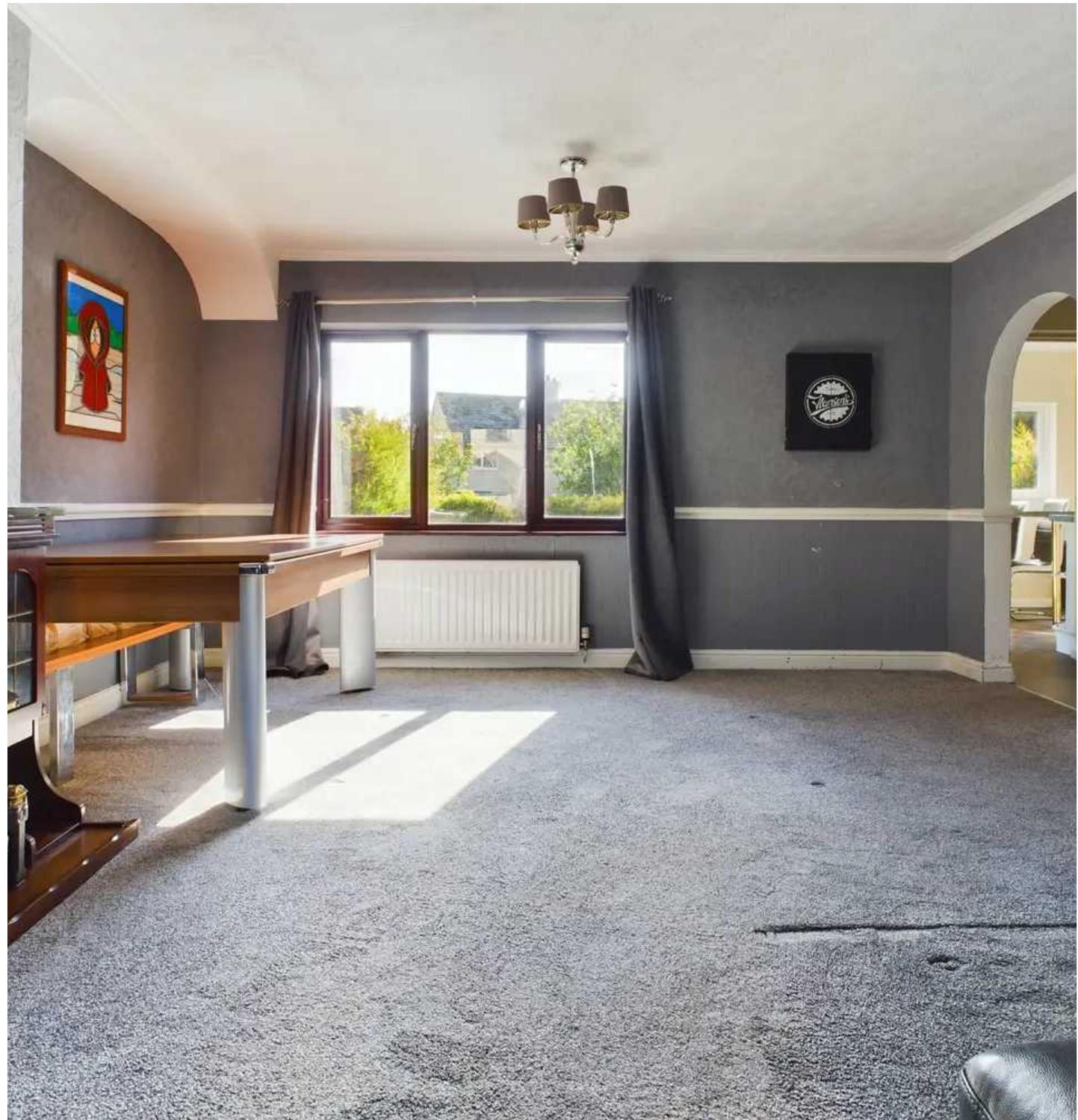
#### **COUNCIL TAX: BAND C**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

Travel out of Kendal on the Windermere Road, taking the right turn on to Garth Brow. Take the next right on to Hallgarth Circle and continue round to the left and number 111 can be found on your right hand side before the turning for Low Garth.

**WHAT3WORDS:** painting.taller.nursery





## GROUND FLOOR

### ENTRANCE HALL

8' 5" x 8' 5" (2.56m x 2.56m)

### SITTING DINING ROOM

23' 0" x 14' 8" (7.01m x 4.47m)

### KITCHEN

12' 3" x 9' 3" (3.74m x 2.81m)

### UTILITY ROOM

11' 5" x 5' 2" (3.49m x 1.58m)

## FIRST FLOOR

### LANDING

5' 7" x 3' 8" (1.69m x 1.11m)

### BEDROOM

11' 7" x 10' 2" (3.54m x 3.11m)

### BEDROOM

11' 3" x 11' 2" (3.42m x 3.41m)

### BEDROOM

8' 6" x 8' 2" (2.59m x 2.48m)

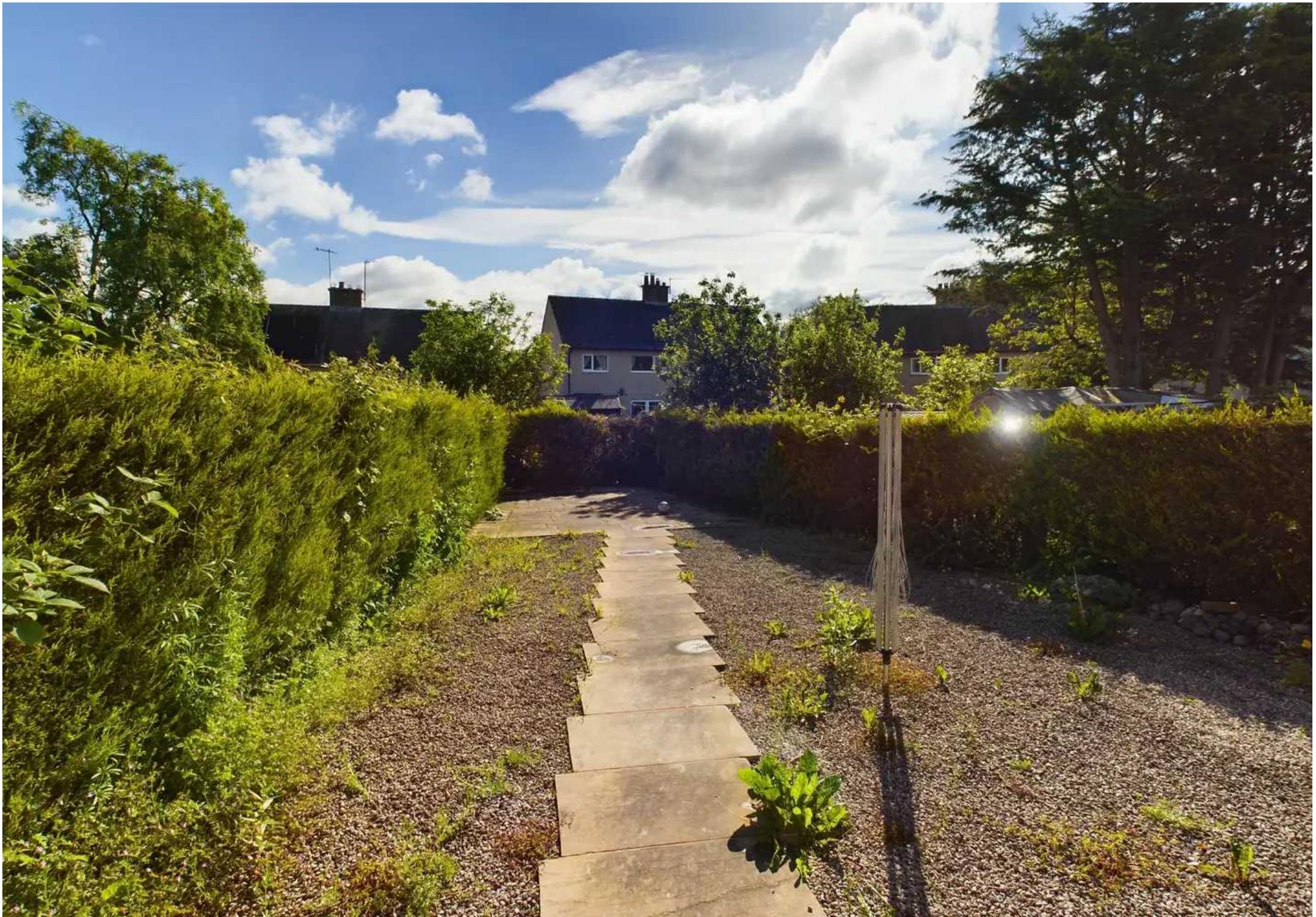
### BATHROOM

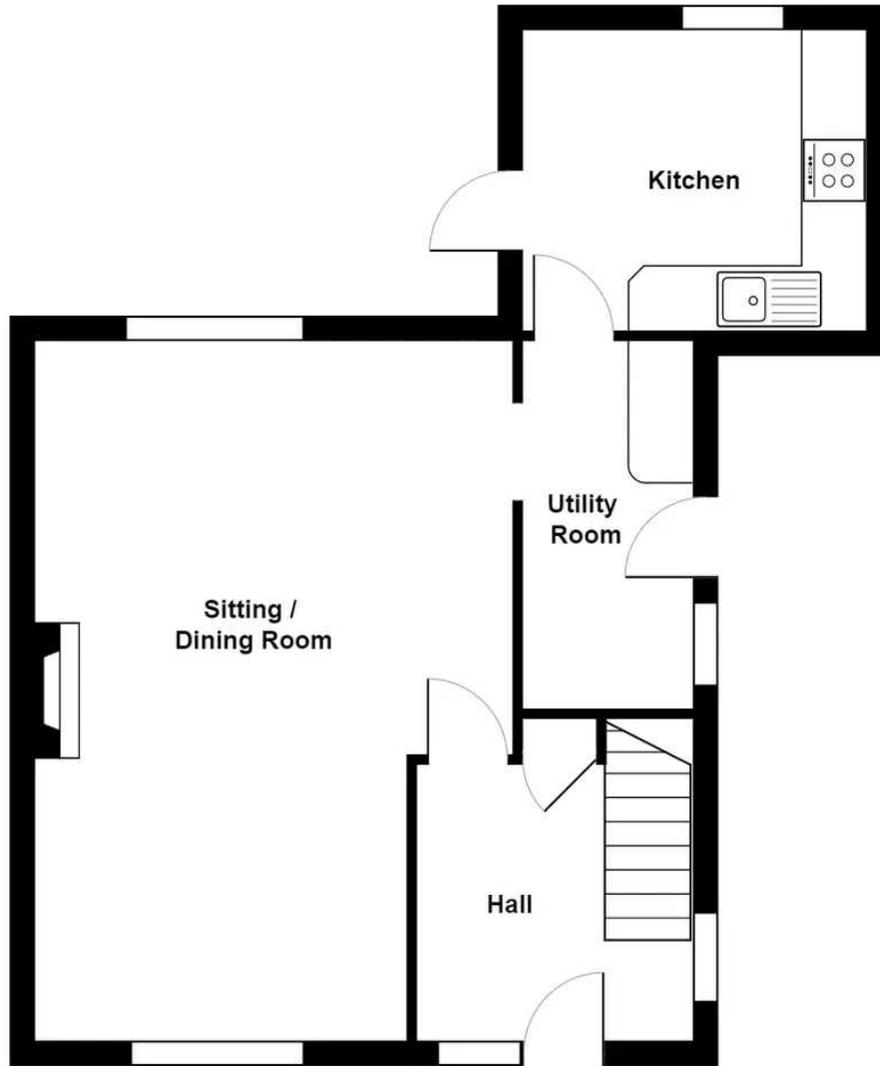
8' 4" x 7' 4" (2.55m x 2.23m)











**Ground Floor**



**First Floor**

111 Hallgarth Circle, Kendal

Total Area: 98.7 m<sup>2</sup> ... 1062 ft<sup>2</sup>

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