



6 Queen Katherine Street, Kendal
£250,000



6 Queen Katherine Street

Kendal

A traditional stone built mid terraced house centrally located within the market town of Kendal. The property is conveniently placed for the many amenities available both in and around the town and offers easy access to the Lake District National Park and road links to the M6. The location has some lovely walks from the doorstep, with Kendal Castle, Abbott Hall Park and Gooseholme Park all being equally convenient. Nestled within a sought-after residential area, this 3-bedroom mid-terraced house presents an enticing opportunity for first-time buyers or property investors. The property is spread over three floors, with two reception rooms, one of which is currently being used as a bedroom, offering versatility in living arrangements. The first floor accommodates a generous double bedroom, while two further double bedrooms reside on the second floor, ensuring ample room for the entire household. Catering to convenience, there is a kitchen on the first floor and a utility room on the ground floor. The accommodation is completed by two bathrooms, one on the ground floor and the other on the first floor, for added functionality. Externally, the property offers a fully enclosed paved patio garden at the rear, promising a retreat for residents. The garden has planted beds to the left and right which adds a touch of greenery to the garden. Whether hosting gatherings with loved ones or unwinding amidst nature, this outdoor space allows for a variety of activities, with ample room for essential garden furniture, vibrant potted plants, and convenient storage solutions. Additionally, permit parking ensures that residents can effortlessly secure their vehicles, adding a layer of convenience to every-day living. In summary, this property's seamless blend of comfort, functionality, and outdoor allure presents an inviting prospect for those seeking a well-appointed home in a strategic location.

- Mid terraced property
- Two reception room with one being used as a bedroom
- One double bedroom on the first floor and two double bedrooms on the second floor
- Utility room on the ground floor with a kitchen on the first floor
- Two bathrooms with one being on the ground floor and the second on the first floor
- Enclosed gardens to the rear
- On road parking
- Easy access to the towns amenities
- Road links to the M6 Motorway and the Lake District National Park
- Great first time home or an investment property

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX:BAND C

TENURE:FREEHOLD

DIRECTIONS

Travel south out of Kendal town along Aynam Road and take the second left on to Queen Katherine Street to find number 6 located on the right.

WHAT3WORDS:///puddles.glow.survey





GROUND FLOOR

ENTRANCE HALL

8' 10" x 3' 3" (2.68m x 0.99m)

INNER HALLWAY

5' 10" x 2' 9" (1.79m x 0.85m)

SITTING ROOM/BEDROOM

11' 10" x 7' 1" (3.60m x 2.16m)

SITTING ROOM

13' 11" x 11' 1" (4.25m x 3.37m)

UTILITY ROOM

9' 8" x 7' 6" (2.94m x 2.29m)

BATHROOM

7' 5" x 4' 6" (2.27m x 1.38m)

PORCH

10' 7" x 6' 4" (3.22m x 1.93m)

FIRST FLOOR

LANDING

11' 10" x 3' 1" (3.61m x 0.94m)

KITCHEN

8' 5" x 7' 3" (2.56m x 2.22m)

BEDROOM

14' 7" x 11' 1" (4.45m x 3.37m)

BATHROOM

8' 5" x 4' 4" (2.56m x 1.32m)

SECOND FLOOR

LANDING

4' 0" x 2' 11" (1.23m x 0.88m)

BEDROOM

14' 10" x 13' 5" (4.53m x 4.10m)

BEDROOM

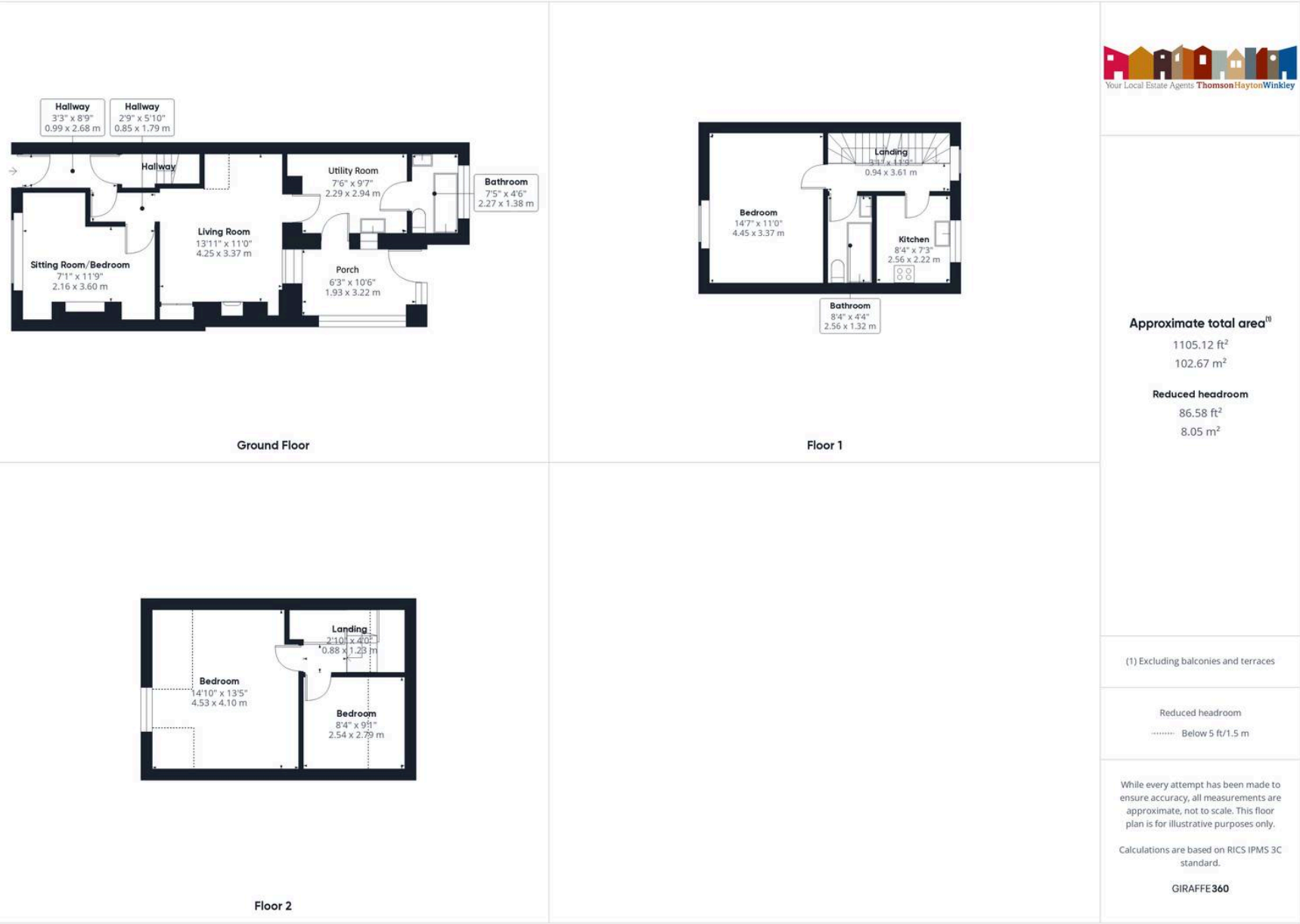
9' 2" x 8' 4" (2.79m x 2.54m)











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