



7 Summer Hill, Kendal
£450,000



7 Summer Hill

Kendal

A well proportioned, period semi-detached house situated in the desirable Greenside area, which is only a few minutes walk from the town centre. The house overlooks the green to the front and is just a stroll away from the historic and picturesque "Bowling Fell", an acre of beautiful greenery with far reaching views over the town and to the fells beyond. The property is conveniently placed for all of the town's amenities and is within easy reach of the Lake District National Park and the M6.

This beautiful period semi-detached house presents a unique opportunity to acquire a charming residence in the heart of Kendal. The property boasts a spacious open plan living area with a log burner, creating a warm and inviting atmosphere on the ground floor. The modern kitchen area is perfect for culinary enthusiasts and the lower ground floor can be accessed from the kitchen where you will find two store rooms with one being used as a utility area and the other as an office.

On the first floor you will find a sitting room which could also be used as a bedroom which has a stunning log burner and views out towards the front. A four piece suite bathroom completes the first floor which is fantastic for all the family. On the second floor two more double bedrooms can be found with the main bedroom having built in wardrobes.

The outdoor spaces of this property are equally impressive, with a small walled garden at the front and a stunning paved patio garden at the rear. The rear garden is a suntrap, offering a perfect spot for outdoor dining or simply unwinding in the fresh air. The space is well-designed, with room for outdoor furniture, potted plants, and an outdoor store for convenience. Additionally, residents of this property will benefit from desirable resident permit parking, ensuring ease of access for vehicles.

- Beautiful period semi-detached house
- Easy access to local amenities
- Open plan living area with a log burner and modern kitchen
- Two cellar rooms with one room being used as an office
- Three double bedrooms with one currently being used as a sitting room with a log burner in
- Stunning patio garden to the rear
- Light and airy four piece suite bathroom
- Desirable location in the heart of Kendal
- Road links to the M6 Motorway and the Lake District National Park
- Residents permit parking

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 CURRENTLY BAND C

TENURE:FREEHOLD

DIRECTIONS

From Kendal Town Hall proceed up Allhallows lane and continue up Beast Banks. At the top bear left just before the telephone box and Number 7 Summer Hill is the last property on the left.

WHAT3WORDS:grass.added.palace





GROUND FLOOR

ENTRANCE HALL

13' 9" x 3' 1" (4.20m x 0.95m)

OPEN PLAN LIVING

23' 11" x 10' 10" (7.28m x 3.30m)

FIRST FLOOR

LANDING

13' 4" x 5' 2" (4.07m x 1.57m)

SITTING ROOM/BEDROOM

14' 2" x 13' 1" (4.33m x 3.98m)

BATHROOM

10' 3" x 8' 7" (3.12m x 2.61m)

SECOND FLOOR

LANDING

12' 11" x 5' 2" (3.93m x 1.58m)

BEDROOM

14' 2" x 10' 7" (4.31m x 3.22m)

BEDROOM

10' 1" x 8' 8" (3.08m x 2.63m)

LOWER GROUND FLOOR

STORE/UTILITY

13' 7" x 12' 6" (4.14m x 3.80m)

OFFICE/STORE

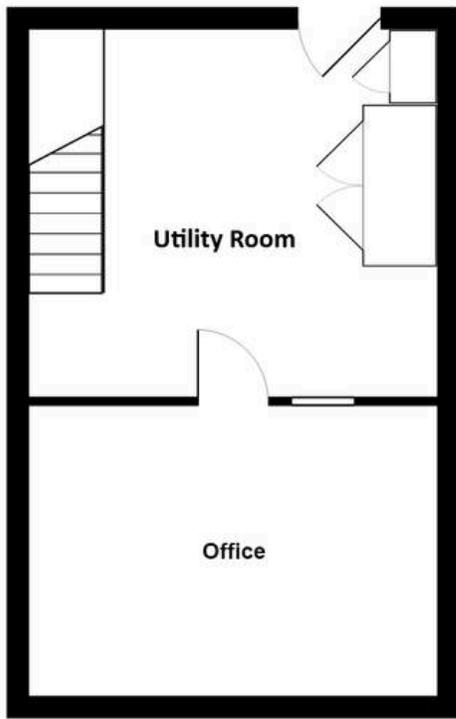
13' 2" x 10' 0" (4.02m x 3.06m)



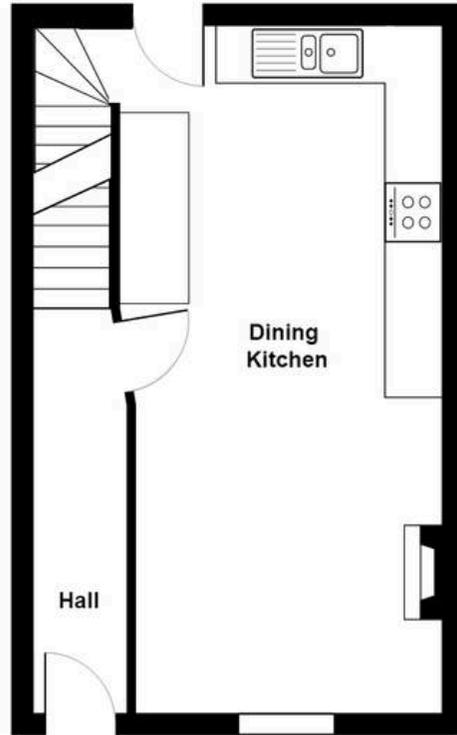








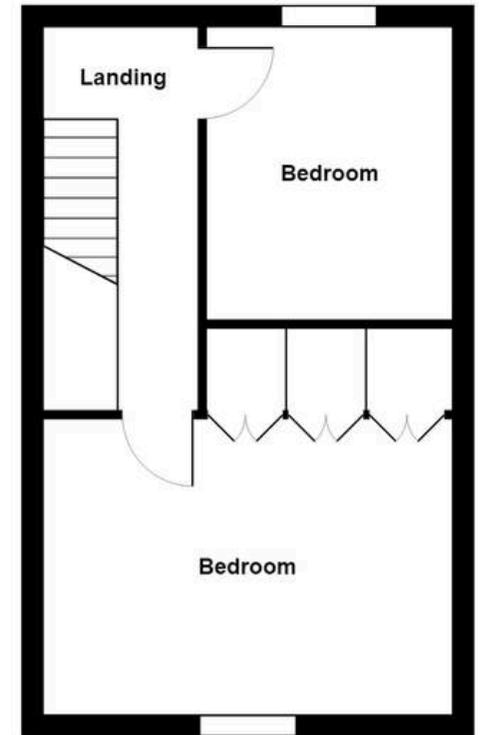
Lower Ground Floor



Ground Floor



First Floor



Second Floor

7 Summer Hill, Kendal

Total Area: 126.4 m² ... 1360 ft²

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

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