



90 Grasmere Crescent, Kendal

£235,000



90 Grasmere Crescent, Kendal

This well proportioned semi detached home is situated in a popular residential area within the market town of Kendal, conveniently placed for the town centre, local amenities and transport links. Kendal and Oxenholme railway stations are both easily accessible, along with supermarkets and road links to the M6, making this an ideal location for commuters and families alike.

The ground floor offers a comfortable and welcoming layout. The sitting room is a cosy space, featuring a charming log-burning stove and enjoying direct access to the rear garden, perfect for both relaxing and entertaining. The kitchen diner has recently been updated with modern worktops and new flooring, and enjoys lovely views along with a further access point to the garden, creating an easy flow between indoor and outdoor living.

To the first floor, there are two generous double bedrooms providing comfortable accommodation. The family bathroom is fitted with a three-piece suite and serves the bedrooms well. The property also benefits from double glazing and gas central heating throughout, ensuring year round comfort. Outside, the gardens are a real highlight. The rear garden offers a private and well maintained space, with a paved patio seating area, gravelled features, decking positioned beside a picturesque pond, a useful shed and well stocked planted beds. The front garden is equally attractive, featuring a neatly kept lawn with planted borders and gravelled areas ideal for potted plants. On street parking is available nearby for residents and visitors.

- Delightful semi detached family home in a popular residential area of Kendal
- Cosy sitting room featuring a log burning stove, with access to the garden
- Recently updated kitchen diner with modern worktops and new flooring, with views and access to the garden
- Two generous double bedrooms to the first floor
- Family bathroom fitted with a three piece suite
- Beautifully maintained front and rear gardens with patio, decking and pond
- Double glazing and gas central heating throughout
- On-street parking available for residents and visitors
- Easy access to amenities and local schools, colleges, town centre amenities and transport links
- Road links to the M6 Motorway and the Lake District National Park





GROUND FLOOR

ENTRANCE HALL

7' 9" x 4' 8" (2.36m x 1.42m)

INNER HALLWAY

9' 9" x 3' 3" (2.97m x 1.00m)

SITTING ROOM

19' 3" x 9' 5" (5.88m x 2.88m)

KITCHEN DINER

18' 5" x 9' 2" (5.61m x 2.79m)

FIRST FLOOR

LANDING

6' 8" x 4' 2" (2.02m x 1.27m)

BEDROOM

14' 2" x 9' 0" (4.31m x 2.74m)

BEDROOM

10' 5" x 10' 1" (3.18m x 3.07m)

BATHROOM

6' 8" x 6' 2" (2.03m x 1.88m)

SERVICES: Mains electric, mains gas, mains water, mains drainage

EPC RATING: C

COUNCIL TAX BAND CURRENTLY: B

TENURE: FREEHOLD

DIRECTIONS: From Kendal town centre take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and then turn left on to Castle Street. Continue up the A684 and at the brow of the hill turn left on to Sandylands Road then take the second right on to Peat Lane. Proceed up the hill taking the second right in to Grasmere Crescent and follow the road to find number 90 on the right.

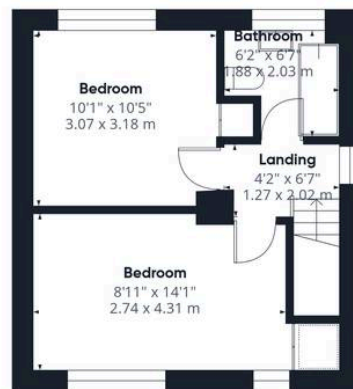
WHAT3WORDS: ///unit.drips.lawn

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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

773 ft²

71.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

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

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.