



9 Underley Road, Kendal  
£230,000





## 9 Underley Road

Kendal, Kendal

A traditional semi-detached property occupying a pleasant location within this popular residential area to the north of Kendal town being convenient for all the local amenities on offer there as well as the M6 motorway and the Lake District National Park.

Introducing a remarkable opportunity to own a 3-bedroom semi-detached house, perfect for those seeking a renovation project. Situated in a quiet residential area, this property boasts a sitting room with views out to the front. The kitchen offers easy access to the downstairs bathroom and the garden, making it convenient for hosting outdoor gatherings. Upstairs, three bedrooms await, with two double bedrooms for added comfort. Additional features include a bathroom and cloakroom on the ground floor, catering to functional living for the whole family.

Step outside to the gardens which are both at the front and rear, with the rear garden standing out as a landscaped garden with a lawn, a patio seating area, and additional driveway parking discreetly tucked away at the very rear of the property. A profusion of established trees and hedges adorns the rear garden, providing privacy and a delightful backdrop for outdoor festivities. The front garden features a lawn bordered by hedges on the front and one side. Convenient driveway parking is available at the front and rear of the property, ensuring ease of access and ample space for multiple vehicles.

Council Tax band: C

Tenure: Freehold



**GROUND FLOOR**

**ENTRANCE HALL**

4' 0" x 3' 0" (1.22m x 0.92m)

**SITTING ROOM**

13' 1" x 12' 8" (3.98m x 3.85m)

**KITCHEN**

10' 8" x 8' 5" (3.26m x 2.57m)

**BATHROOM**

5' 9" x 5' 5" (1.76m x 1.64m)

**CLOAKROOM**

4' 10" x 2' 8" (1.47m x 0.81m)

**INNER HALLWAY**

2' 11" x 2' 11" (0.89m x 0.88m)

**FIRST FLOOR**

**LANDING**

3' 5" x 2' 9" (1.03m x 0.85m)

**BEDROOM**

12' 10" x 9' 10" (3.91m x 3.00m)

**BEDROOM**

11' 6" x 8' 7" (3.51m x 2.61m)

**BEDROOM**

8' 4" x 7' 11" (2.53m x 2.41m)

**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 G**







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## GARDEN

Gardens to both the front and rear with the rear garden being a landscaped garden having a lawn, patio seating area and further driveway parking located at the very rear of the property. The rear garden has plenty of established trees and hedges and space for potted plants. At the front there is a lawn which hedges surrounding it to the front and one side. Driveway parking can also be found at the front as well.

## DRIVEWAY

2 Parking Spaces

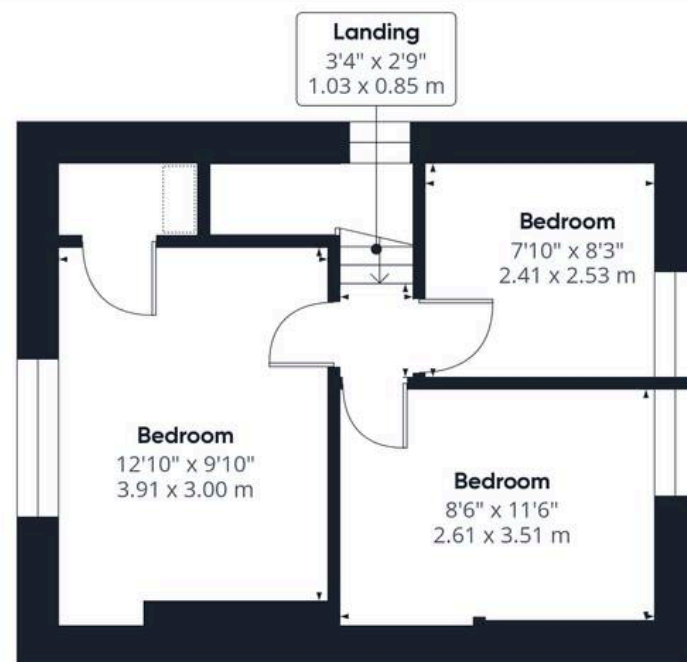
Driveway parking at the front and rear of the property.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

667.59 ft<sup>2</sup>

62.02 m<sup>2</sup>

**Reduced headroom**

0.07 ft<sup>2</sup>

0.01 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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

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