



3 Kentwood Road, Kendal
£300,000



3 Kentwood Road

Kendal

A well presented semi-detached bungalow located in the delightful market town of Kendal. Having easy access to the towns amenities, local transport services and excellent road links to the M6 Motorway and the Lake District National Park.

Nestled in a sought-after location, this 2-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. The property features a sitting room with ample room for a dining table, a kitchen with access to the side of the property, two double bedrooms, and a three-piece suite bathroom. The interior is further enhanced by the presence of double glazing and gas central heating, ensuring a warm and welcoming ambience throughout. Ideal for first-time buyers or as an investment opportunity, this residence provides easy access to the town's amenities, making every-day living a breeze.

Step outside and discover the delightful outdoor space this property has to offer. The front and rear gardens are a true oasis, with the rear garden presenting a fully enclosed patio garden complete with a charming planted bed on the side and a detached garage to the right, providing ample space for storage or a workshop. The front garden boasts a meticulously maintained lawn surrounded by lush planted beds, creating a welcoming kerb appeal. Parking is made easy with a garage and driveway parking for one vehicle, ensuring that your vehicles are always secure and easily accessible. Whether you're looking to relax in the tranquillity of your own garden or entertain guests in style, this property's outdoor space is sure to impress even the most discerning buyer.

- Semi detached bungalow
- Sitting room with space for a dining table
- Kitchen with access to the side of the property
- Two double bedrooms
- Three piece suite bathroom
- Gardens to the front and rear
- Garage and driveway parking
- Double glazing and gas central heating
- Great first time home or investment property
- Easy access to the towns amenities

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

Follow the Milnthorpe Road out of Kendal passing the Stone Cross Manor Hotel. Take the next left onto Kent Park Ave after the Lumley Road turn off. Take a right onto Bellingham Road followed by a right onto Kentwood Road and number 3 can be found on the right.

WHAT3WORDS:///spared.reply.drive





GROUND FLOOR

ENTRANCE HALL

6' 0" x 3' 11" (1.84m x 1.20m)

SITTING ROOM

16' 1" x 11' 2" (4.90m x 3.41m)

KITCHEN

9' 11" x 8' 4" (3.01m x 2.53m)

INNER HALLWAY

6' 2" x 2' 7" (1.88m x 0.80m)

BEDROOM

12' 3" x 11' 4" (3.74m x 3.45m)

BEDROOM

8' 9" x 8' 4" (2.67m x 2.53m)

BATHROOM

6' 1" x 5' 4" (1.86m x 1.62m)











Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

731.62 ft²
67.97 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@thwestestateagents.co.uk • www.thwestestateagents.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.