



104 Low Garth, Kendal
£250,000



104 Low Garth

Kendal

A well proportioned semi-detached property occupying a pleasant location within this popular residential location to the north of Kendal town being convenient for all the local amenities on offer there.

Nestled in a popular residential area, this 3-bedroom semi-detached house offering a warm and inviting family home. Upon entering, you are greeted by a sitting room with large windows providing views out to the front garden, filling the space with natural light. The fitted kitchen is conveniently connected to a utility room, offering easy access to the garden for outdoor dining and entertaining. The property boasts three well-proportioned bedrooms, with two generously sized doubles, providing ample accommodation for a growing family. Completing the accommodation is a bathroom and an upstairs toilet, ensuring convenience for all residents. Benefiting from double glazing and electric heating, this home is not only comfortable but also energy efficient. Situated with easy access to the town centre, this property also enjoys excellent road links to the M6 Motorway and the stunning Lake District National Park, making it an ideal choice for those seeking a well-connected yet peaceful location.

The outside space of this property is a true highlight, boasting beautifully kept gardens both at the front and rear. The fully enclosed rear garden offers a tranquil retreat, featuring a well-maintained lawn, a cosy seating area perfect for al fresco dining, and planted beds enhancing the green surroundings. To the front, charming gravelled features and planted beds add character to the property, providing a welcoming exterior. On-street parking ensures residents and guests have convenient access to the property. Whether you are looking to relax in the sunshine, enjoy outdoor activities with family, or simply unwind after a busy day, this property offers the perfect outdoor setting to suit your lifestyle. Don't miss out on the opportunity to make this lovely house your new home. Viewings are highly recommended to fully appreciate all that this property has to offer.

- Semi-detached family home
- Double glazing and electric heating
- Sitting room with views out to the front garden
- Easy access to the town centre
- Fitted kitchen with access to the utility room and garden
- Road links to the M6 Motorway and the Lake District National Park
- Three bedrooms with two being doubles
- Well maintained gardens to both the front and rear
- Bathroom and upstairs toilet
- On street 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 E

SERVICES

Mains electric, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

Travel out of Kendal on the Windermere Road, taking the right turn on to Garth Brow. Take the next right on to Hallgarth Circle then right on to Low Garth. Continue along Low Garth and as the road bears to the left and 104 can be found on the right hand side.

WHAT3WORDS:///position.mostly.tenure





GROUND FLOOR

PORCH

6' 4" x 3' 5" (1.92m x 1.05m)

ENTRANCE HALL

10' 2" x 5' 11" (3.11m x 1.80m)

SITTING ROOM

14' 2" x 12' 10" (4.33m x 3.91m)

KITCHEN

12' 0" x 7' 6" (3.67m x 2.29m)

UTILITY ROOM

8' 0" x 7' 7" (2.44m x 2.30m)

FIRST FLOOR

LANDING

6' 3" x 5' 8" (1.91m x 1.72m)

BEDROOM

14' 5" x 8' 10" (4.40m x 2.69m)

BEDROOM

11' 7" x 10' 8" (3.53m x 3.24m)

BEDROOM

8' 3" x 6' 6" (2.52m x 1.97m)

BATHROOM

5' 6" x 5' 1" (1.67m x 1.55m)

UPSTAIRS TOILET

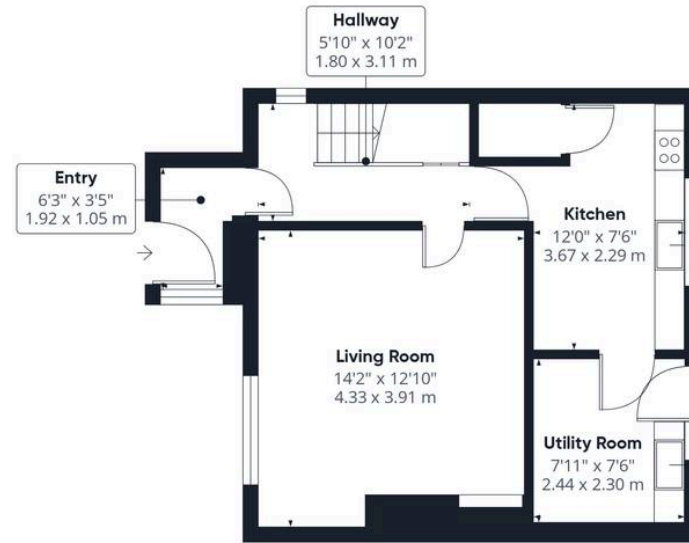
5' 6" x 2' 9" (1.67m x 0.83m)



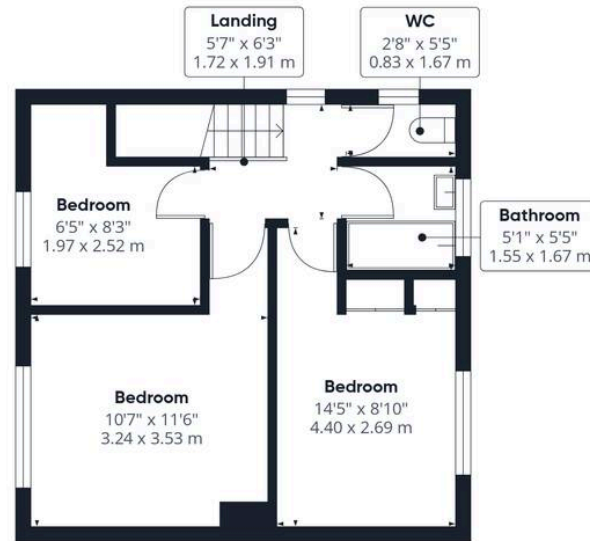








Ground Floor



Floor 1

Approximate total area⁽¹⁾

809 ft²
75.2 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.