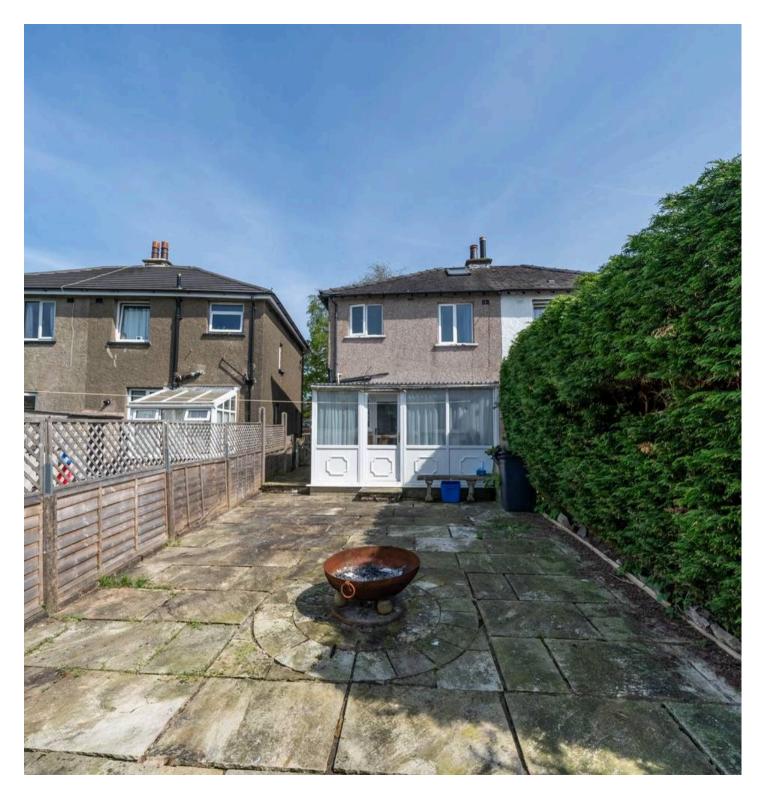


31 Natland Road, Kendal £235,000





31 Natland Road

Kendal

A well presented semi-detached property located in the busy market town of Kendal. Within walking distance of many amenities such as supermarkets, post office, leisure centre, vets and including schools such as Kirkby Kendal School and St. Marks C of E school in the village of Natland. With great links to the Lake District National Park and road links to the M6 motorway.

Nestled in a sought-after location, this 3 bedroom semi-detached house offers the perfect family home. Boasting a traditional design, the property features a spacious sitting room adorned with beautiful bay windows, creating a bright and inviting atmosphere. The kitchen provides ample storage space and seamless access to the sunroom, ideal for enjoying morning coffee or hosting guests. Upstairs, three bedrooms, two of which are generously sized doubles, offer comfortable accommodation, with a three-piece suite bathroom available for convenience. Modern comforts such as double glazing and gas central heating ensure year-round comfort.

Step outside into the outdoor space, where a fully enclosed paved patio garden awaits, offering a private retreat for relaxation or al fresco dining. The rear garden provides plenty of room for garden furniture and potted plants, creating a tranquil outdoor sanctuary. To the front of the property, a driveway provides parking for two vehicles, making coming home a breeze and offering convenience for busy households. Whether enjoying the peace and quiet of the patio garden or heading out to explore the surrounding areas, this property offers a perfect balance of indoor comfort and outdoor charm, making it a wonderful place to call home.

- Semi-detached family home
- Double glazing and gas central heating
- Sitting room with beautiful bay windows
- Easy access to the towns amenities
- Kitchen with ample storage and access to the sun room
- Road links to the M6 Motorway and the Lake District National Park
- Three bedrooms with two being double bedrooms
- Paved patio garden to the rear
- Three piece suite bathroom
- Driveway parking for two vehicles

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

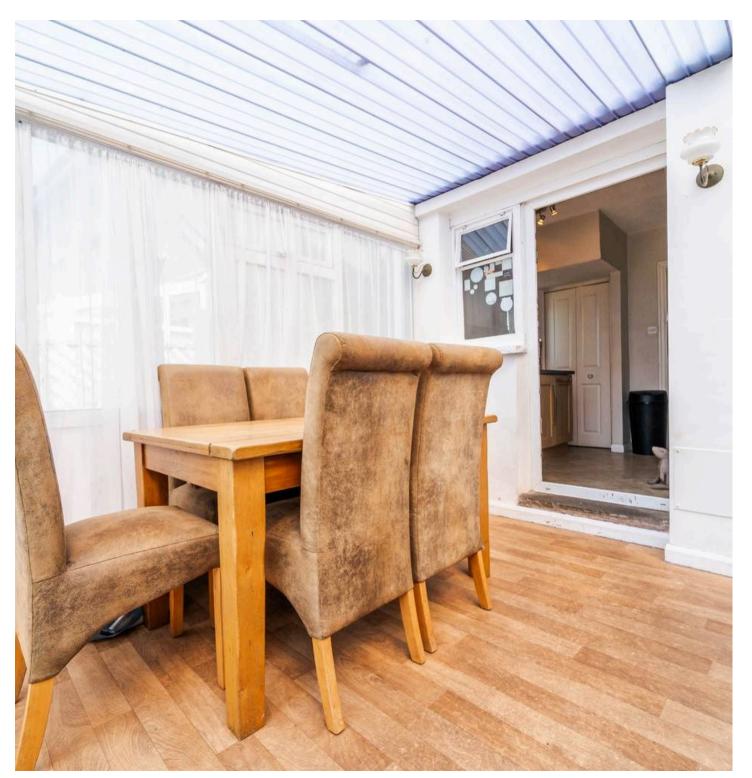
COUNCIL TAX:BAND B

TENURE:FREEHOLD

DIRECTIONS

From Kendal town centre head south along Aynam Road and then on to Lound Road. At the roundabout take the second exit on to Natland Road and follow the road towards the factory where 31 is located on the right hand side.

WHAT3WORDS:///town.stocks.brains







GROUND FLOOR ENTRANCE HALL 5' 9" x 2' 11" (1.76m x 0.90m)

SITTING ROOM 13' 11" x 12' 8" (4.24m x 3.85m)

KITCHEN 16' 0" x 8' 1" (4.87m x 2.46m)

SUN ROOM 12' 9" x 11' 5" (3.89m x 3.48m)

FIRST FLOOR

LANDING 8' 0" x 3' 2" (2.44m x 0.97m)

BEDROOM 11' 10" x 9' 4" (3.61m x 2.84m)

BEDROOM 9' 11" x 9' 7" (3.03m x 2.92m)

BEDROOM 8' 7" x 6' 5" (2.62m x 1.96m)

BATHROOM 6' 0" x 5' 11" (1.83m x 1.81m)









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.