



5 Green Road, Kendal
£300,000



5 Green Road

Kendal

A traditional terraced property centrally located within Kendal and offers easy access to the market town and all the local amenities as well as the M6 motorway and the Lake District National Park.

Nestled within a sought-after residential area, this charming 2 Bedroom Terraced House offers a delightful blend of traditional character and modern convenience. The property boasts a layout encompassing three reception rooms, including a cosy lounge and sitting room on the ground floor, complemented by a dining room on the lower ground floor. The substantial kitchen provides direct access to the easily maintained enclosed rear garden, perfect for al fresco dining or relaxing outdoors. Upstairs, two bedrooms await, paired with a four-piece bathroom suite on the first floor and a convenient cloakroom on the lower ground floor. There is great attic space also with it being fully boarded and having a Velux window and electricity. This could be developed further with the correct planning.

Step outside to discover the property's inviting outdoor space, including a fully paved enclosed rear garden perfect for hosting gatherings or cultivating a beautiful green retreat. Accessible from the kitchen on the lower ground floor, this private outdoor sanctuary is ideal for enjoying the fresh air and sunshine throughout the seasons. Permit parking facilities to the front of the property provide added convenience for residents and guests alike. Whether you're looking to unwind in your private oasis or explore the nearby green spaces, this residence offers a harmonious blend of indoor comfort and outdoor serenity. Embrace the opportunity to make this well-connected and inviting terraced house your new haven.

- Traditional mid terraced house in a popular residential area
- Great attic space which is fully boarded, has a Velux window and electricity. Could be developed further with planning
- Three reception rooms with a lounge and sitting room on the ground floor and a dining room on the lower ground floor
- Substantial kitchen with access to the rear garden
- Beautiful green just around the corner
- Two bedrooms on the first floor
- Easily maintained enclosed rear garden
- Four piece bathroom suite on the first floor and a cloakroom on the lower ground floor
- Permit parking to the front
- Road links to the M6 Motorway and the Lake District National Park

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

From Stricklandgate heading out of Kendal continue straight on through the traffic lights on to Windermere Road, carry on up the hill and take the right onto Green Road to find number 5 on the right.

WHAT3WORDS: ///power.clots.donor





LOWER GROUND FLOOR

DINING ROOM

13' 9" x 13' 4" (4.19m x 4.07m)

KITCHEN

14' 11" x 13' 9" (4.54m x 4.19m)

CLOAKROOM

12' 0" x 3' 8" (3.66m x 1.12m)

GROUND FLOOR

ENTRANCE HALL

13' 2" x 3' 5" (4.02m x 1.05m)

SITTING ROOM

13' 9" x 12' 1" (4.19m x 3.69m)

LOUNGE

13' 1" x 10' 3" (3.99m x 3.12m)

FIRST FLOOR

LANDING

5' 10" x 3' 1" (1.78m x 0.93m)

BEDROOM

13' 8" x 10' 0" (4.17m x 3.06m)

BEDROOM

12' 1" x 7' 7" (3.68m x 2.30m)

BATHROOM

8' 9" x 7' 5" (2.66m x 2.27m)











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