



9 Thirlmere Road, Kendal

£260,000



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This charming mid terraced home is gracefully positioned on Thirlmere Road, one of Kendal's well connected residential areas. It offers an appealing blend of convenience and tranquillity, with everyday amenities, shops and reputable schools just moments away. The train station is around ten minutes from the doorstep, providing swift links to Oxenholme and onward travel to London and Edinburgh. With the M6 and the Lake District National Park within easy reach, this is an ideal base for both commuters and those who wish to enjoy the beauty of the surrounding landscape.

The ground floor unfolds beautifully, beginning with a welcoming modern lounge that creates an inviting atmosphere for relaxation. This flows effortlessly into the adjoining dining area, providing a lovely open feel for entertaining or family life. The contemporary fitted kitchen continues the home's stylish theme, offering a practical and attractive space in which to cook and gather.

Upstairs, the property offers three well presented bedrooms, including two generous doubles and a versatile single that could also serve as a study or nursery. A modern family bathroom completes the upper level, featuring smart finishes that enhance the home's calm and comfortable ambience.

To the rear, a low maintenance garden provides a peaceful outdoor retreat, perfectly suited for unwinding or casual alfresco dining. With on street parking available and modern touches throughout, this delightful home represents an appealing opportunity for first time buyers and those seeking an effortlessly manageable property in a superb Kendal location.

SERVICES: Mains electric, mains gas, mains water, mains drainage

EPC RATING: D

COUNCIL TAX BAND: Currently Band B

TENURE: FREEHOLD

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.





- Lovely mid terraced home situated on Thirlmere Road in Kendal offering a highly sought after location close to shops, amenities and well regarded schools
- Modern finishes throughout creating a harmonious and move in ready home perfect for first time buyers
- Modern fitted kitchen designed for style, practicality and everyday comfort
- Inviting contemporary lounge flowing gracefully into an adjoining dining area perfect for relaxed living and entertaining
- Three well proportioned bedrooms including two generous doubles and a bright single room
- Elegant modern family bathroom finished with clean, fresh detailing
- Low maintenance garden offering a peaceful outdoor retreat
- On street parking available for convenient day to day living
- Excellent connectivity with the train station just ten minutes away providing convenient links to Oxenholme, London and Edinburgh
- Swift access to the M6 motorway and the breathtaking Lake District National Park ideal for commuters and nature lovers alike

HALLWAY

10' 11" x 5' 9" (3.32m x 1.75m)

KITCHEN

10' 0" x 8' 9" (3.05m x 2.66m)

LIVING ROOM

DINING ROOM

LANDING

8' 0" x 5' 9" (2.44m x 1.75m)

BATHROOM

7' 4" x 5' 3" (2.24m x 1.60m)

BEDROOM

12' 1" x 9' 1" (3.68m x 2.78m)

BEDROOM

12' 0" x 11' 2" (3.66m x 3.40m)

BEDROOM

8' 8" x 7' 9" (2.63m x 2.37m)

DIRECTIONS: From Kendal town center, head north on Highgate toward Stricklandgate/A591. Continue onto Aynam Road. Follow signs for Kendal Train Station / Aynam Road. Turn right onto Sandlylands Road. Follow Sandlylands Road, then turn left onto Peat Lane. Continue to the top of Peat Lane. Turn right onto Thirlmere Road.



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