



170 Vicarage Drive, Kendal
£300,000



170 Vicarage Drive

Kendal, Kendal

This semi detached home offers fantastic potential and is ideally positioned within easy reach of Kendal town centre. Requiring renovation but offering great bones, the property presents an excellent opportunity to modernise and create a long term family home. The location provides convenient access to a wide range of shops, schools and everyday amenities, along with straightforward links to the M6 motorway and the wider Lake District.

The ground floor includes a welcoming lounge with natural light to the front aspect. A separate dining room sits to the rear, offering a defined space for family meals or entertaining. The kitchen adjoins the dining room and provides scope for redesign or potential reconfiguration, subject to any required consents.

Upstairs, there are three bedrooms comprising two comfortable double rooms and a single bedroom suitable as a child's room, guest space or home office and a handy storage cupboard housing the gas central heating boiler. The family bathroom is fitted with a bath, wash hand basin and WC, with plenty of opportunity to update and personalise. A loft space adds further potential for storage.

Externally, the property benefits from a garden providing outdoor space to enjoy and landscape to taste. A driveway offers off road parking as well as a car port leading to an outside workshop space. Overall, this is a well-located home with clear potential in a sought-after market town setting.

EPC rating D. Council tax band currently C.

- Semi detached house with strong structure and excellent potential
- In need of renovation, offering scope to add value
- Spacious lounge with good natural light
- Separate dining room ideal for family meals or entertaining
- Kitchen with opportunity to redesign to your own taste
- Three bedrooms, including two doubles and one single
- Family bathroom fitted with bath, wash hand basin and WC
- Garden to the front and rear
- Car port and driveway providing off road parking
- Superb location close to town amenities, with easy access to the M6 and the wider Lake District





DIRECTIONS: From Underwood, head down Hazelwood Avenue and continue along until you reach Hillswood Avenue. Follow Hillswood Avenue to the end, then turn onto Vicarage Drive. Number 170 is the second house you will see on the left-hand side.

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

EPC RATING: D

COUNCIL TAX BAND CURRENTLY: C

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.



HALL

3' 1" x 4' 7" (0.94m x 1.40m)

LIVING ROOM

11' 11" x 17' 4" (3.62m x 5.28m)

KITCHEN

12' 9" x 7' 11" (3.89m x 2.41m)

DINING ROOM

9' 7" x 9' 0" (2.92m x 2.74m)

LANDING

9' 1" x 4' 10" (2.76m x 1.47m)

BEDROOM

8' 11" x 6' 11" (2.73m x 2.10m)

BEDROOM

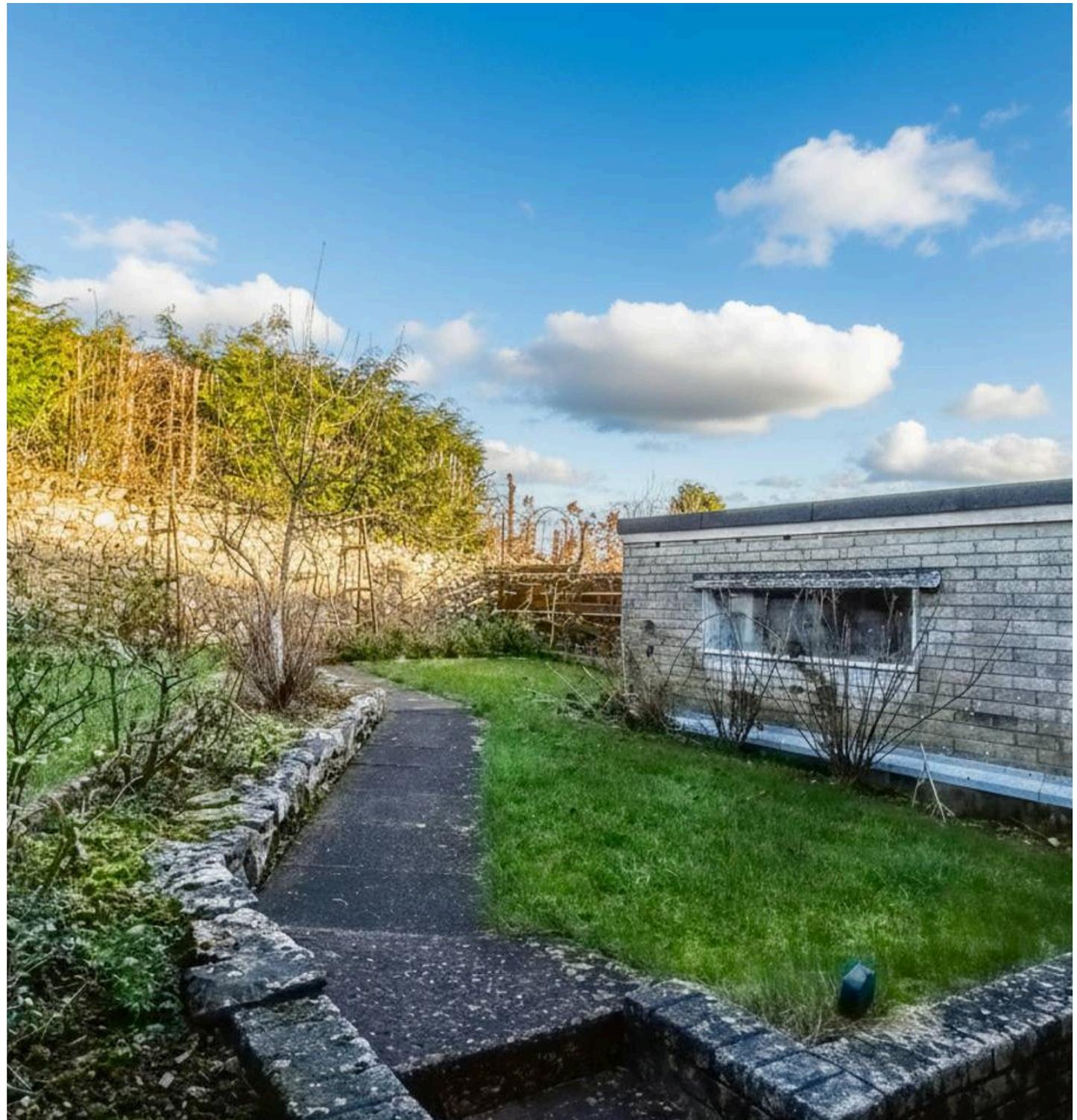
11' 10" x 10' 2" (3.60m x 3.09m)

BEDROOM

10' 9" x 9' 5" (3.27m x 2.88m)

BATHROOM

6' 7" x 7' 7" (2.00m x 2.31m)





For Sale U
Thomson Hayton Winkley
01539 815700
thwestateagents.co.uk



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.