



21 Aldercroft, Kendal  
£330,000





## 21 Aldercroft

Kendal, Kendal

Situated in a popular residential area of Kendal, this detached three bedroom home enjoys an elevated position with pleasant views to the rear across the surrounding landscape. Kendal is a thriving market town renowned for its excellent range of shops, cafés, restaurants and supermarkets, together with highly regarded primary and secondary schools, leisure facilities and strong transport links via the M6 and Oxenholme railway station, making it ideal for families and commuters alike.

The property offers spacious and well proportioned accommodation throughout and presents an excellent opportunity for a purchaser to modernise and update to their own taste. The ground floor comprises a generous living room, separate dining space, kitchen, utility room and useful cloakroom/WC. The layout provides excellent versatility for family living with plenty of scope for enhancement.

To the first floor there are three good size bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom. From the rear bedrooms and upper floor there are attractive open views, adding to the appeal of the home.

Externally, the property benefits from a block paved driveway providing off road parking and access to the integral garage. To the rear is a landscaped split level garden with patio seating area, planted borders and elevated views, creating an attractive outdoor space with excellent potential.

- Detached three bedroom family home situated in a pleasant residential area of Kendal
- Spacious accommodation offering excellent potential for updating and modernisation throughout
- Kitchen with adjoining utility room offering scope for improvement/reconfiguration
- Generous living room with separate dining space
- Ground floor cloakroom/WC for added convenience
- Three well proportioned bedrooms to the first floor
- En-suite shower room to one bedroom plus separate family bathroom
- Integral garage providing useful storage or parking
- Block paved driveway providing ample off road parking
- Landscaped rear garden with patio seating area, planted borders and split-level design

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





**HALLWAY**

10' 10" x 3' 1" (3.31m x 0.94m)

**LIVING ROOM**

16' 6" x 12' 0" (5.02m x 3.67m)

**DINING ROOM**

11' 8" x 7' 10" (3.56m x 2.40m)

**KITCHEN**

11' 5" x 7' 1" (3.47m x 2.17m)

**UTILITY ROOM**

8' 0" x 7' 7" (2.45m x 2.32m)

**LANDING**

10' 9" x 6' 0" (3.28m x 1.84m)

**BEDROOM**

6' 8" x 6' 0" (2.02m x 1.82m)

**BEDROOM**

12' 0" x 9' 4" (3.65m x 2.84m)

**SHOWER ROOM**

9'28" 6" x 2' 6" (283.00m x 0.76m)



**BEDROOM**

9' 7" x 8' 5" (2.93m x 2.56m)

**BATHROOM**

6' 10" x 5'93" 10" (2.08m x 1.81.00m)

**WC**

5' 1" x 2' 11" (1.56m x 0.88m)

**GARAGE**

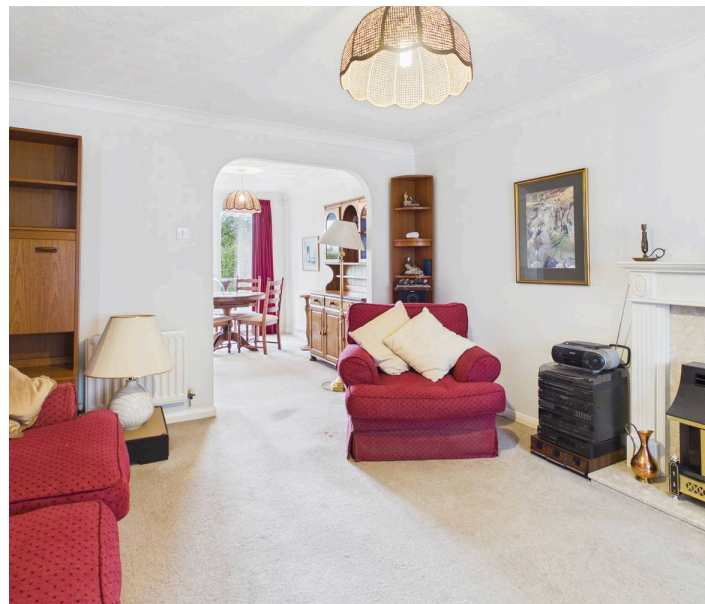
17' 3" x 8' 3" (5.26m x 2.51m)

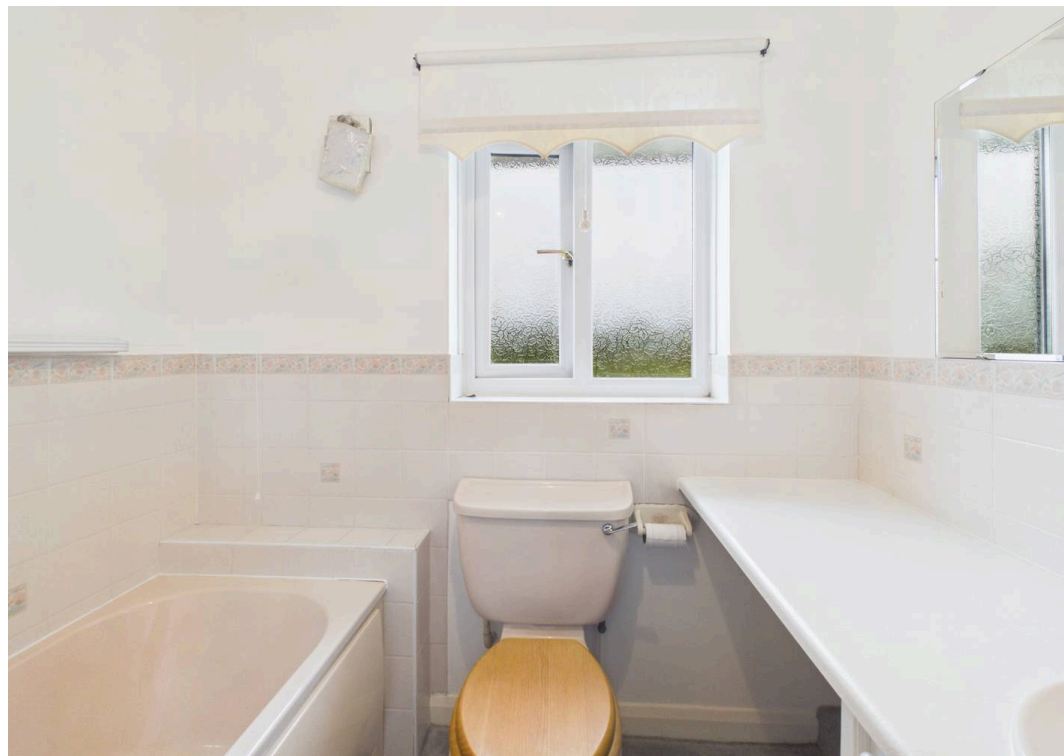
**PLEASE NOTE**

The particulars have been approved by the executor to the best their knowledge.

**SERVICES**

Mains electric, mains gas, mains water, mains drainage







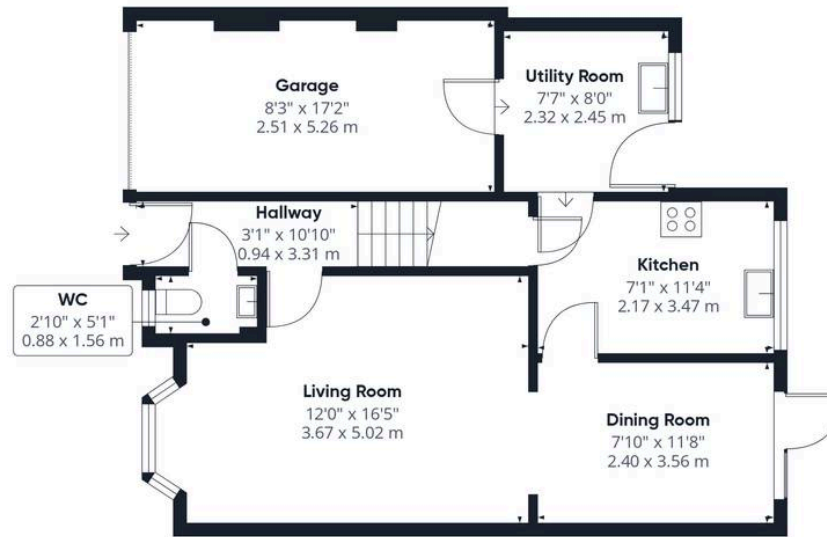


## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • [kendal@thwestateagents.co.uk](mailto:kendal@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1010 ft<sup>2</sup>  
93.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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