



21 Church Terrace, Kendal

£200,000



## 21 Church Terrace, Kendal

Situated in a highly desirable Kendal location, the property is within easy walking distance of the town centre. This attractive mid terraced period home boasts a wealth of character and charm, combining period features with practical living spaces. It benefits from excellent access to a wide range of local shops, cafés, restaurants and amenities. The property is also conveniently positioned for quick routes to the M6 motorway and the wider Lake District National Park, making it ideal for both everyday living and exploring the surrounding countryside.

The ground floor features an open plan kitchen/dining area creating a bright and welcoming space for everyday living and entertaining. The fitted kitchen is thoughtfully arranged with practical storage and work surfaces and forms an integral part of the open plan layout.

The first floor provides a well proportioned lounge area offering comfortable living space with the added extra of a feature fireplace. The bathroom is also located on the first floor and is fitted with a functional suite. The second floor offers a double bedroom with built in storage, along with a single bedroom/office.

Externally, the property enjoys a rear yard, offering a practical and versatile outdoor space that could be used for seating or storage. In addition, the property benefits from access to a communal front garden, providing a pleasant and welcoming space that enhances the overall charm and character of the home. There is also a shared access of a large communal shed in the communal grounds.



- Attractive period mid terraced property full of character and charm
- Well presented accommodation arranged over multiple floors
- Open plan living space creating a bright and sociable layout
- Fitted kitchen with practical storage and workspace
- Two bedrooms comprising one double and one single
- Lounge on first floor has a cosy feature fire place
- Bathroom fitted with a functional suite
- Rear yard providing useful outdoor space
- Desirable Kendal location close to local amenities and the town centre
- Convenient access to the M6 motorway and the wider Lake District National Park

**KITCHEN / DINING AREA**

12' 0" x 17' 0" (3.65m x 5.18m)

**LOUNGE/LIVING AREA**

12' 0" x 8' 2" (3.66m x 2.48m)

**BATHROOM**

6' 6" x 7' 1" (1.97m x 2.17m)

**LANDING**

2' 7" x 4' 6" (0.78m x 1.38m)

**BEDROOM**

10' 4" x 8' 4" (3.15m x 2.54m)

**BEDROOM**

6' 6" x 7' 2" (1.98m x 2.19m)

**LANDING**

5' 1" x 4' 9" (1.54m x 1.44m)

**DIRECTIONS:** From Kendal town centre proceed up Beast Banks to Greenside and turn right into High Tenterfell. Turn right into Serpentine Road and then take the sharp turn to the right into .Sepulchre Lane. 21 Church Terrace if in the row of terraced houses on the next corner on the right.

**WHAT3WORDS:**///cheeks.guess.landed

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

**EPC RATING:** D

**COUNCIL TAX BAND** currently: C

**TENURE:** FREEHOLD

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# THW Estate Agents

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