



45 Appleby Road, Kendal
£250,000

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Situated in a convenient and well established area of Kendal, this semi-detached home is within walking distance of the town centre, train station, Kendal retail park, and a range of well-regarded local schools, including Queen Katherine School. Kendal town centre offers a variety of cafés, shops, bars and restaurants, providing a lively yet manageable setting for everyday living. The nearby train station offers direct access to Oxenholme, connecting onwards to London and Edinburgh, making the property particularly appealing for commuters. Services in the opposite direction provide easy access to Windermere and the wider Lake District, ideal for leisure and weekend travel. The location also benefits from straightforward access to the M6 motorway and the Lake District National Park.

The ground floor offers a practical and well-proportioned layout. The lounge features a bay window, allowing plenty of natural light to fill the space. To the rear, the fitted kitchen provides space for a dining table and works well as the main hub of the home. A separate utility room adds everyday practicality, along with a downstairs WC.

Upstairs, there are three bedrooms, including two double and one single, all offering comfortable accommodation with scope for updating to suit individual tastes. The shower room serves the first floor and includes a sizeable built in cupboard, providing useful additional storage.

Externally, the property benefits from a gated driveway offering off road parking, along with a front garden area. A useful external shed provides further storage and could also suit outdoor hobbies or practical use. Overall, this is a well located home with strong fundamentals, well suited to first time buyers, families, or those seeking a practical base with excellent transport links and the opportunity to make it their own.

- Semi detached house in a convenient Kendal location
- Modern fitted kitchen with space for a dining table
- Lounge with bay window providing good natural light
- Separate utility room and ground floor WC
- Three bedrooms, including two doubles and one single
- Shower room with scope for updating, and a sizable cupboard
- Gated driveway parking to the rear of the property
- Useful external shed for storage
- Front garden providing an additional outdoor area
- Within walking distance of Kendal town centre and train station, with easy access to the M6 and the Lake District National Park



**KITCHEN**

7' 7" x 19' 2" (2.31m x 5.84m)

LIVING ROOM

12' 6" x 13' 10" (3.82m x 4.21m)

HALLWAY

9' 3" x 5' 2" (2.81m x 1.57m)

WC

5' 5" x 5' 2" (1.65m x 1.57m)

UTILITY ROOM

9' 11" x 3' 9" (3.03m x 1.15m)

BEDROOM

7' 11" x 11' 10" (2.42m x 3.60m)

BEDROOM

8' 0" x 7' 8" (2.44m x 2.34m)

BEDROOM

8' 11" x 15' 0" (2.72m x 4.56m)

LANDING

2' 7" x 6' 0" (0.80m x 1.82m)

BATHROOM

7' 11" x 4' 6" (2.41m x 1.37m)

SHED

7' 8" x 11' 10" (2.34m x 3.60m)

COUNCIL TAX BAND CURRENTLY: D

TENURE: Freehold

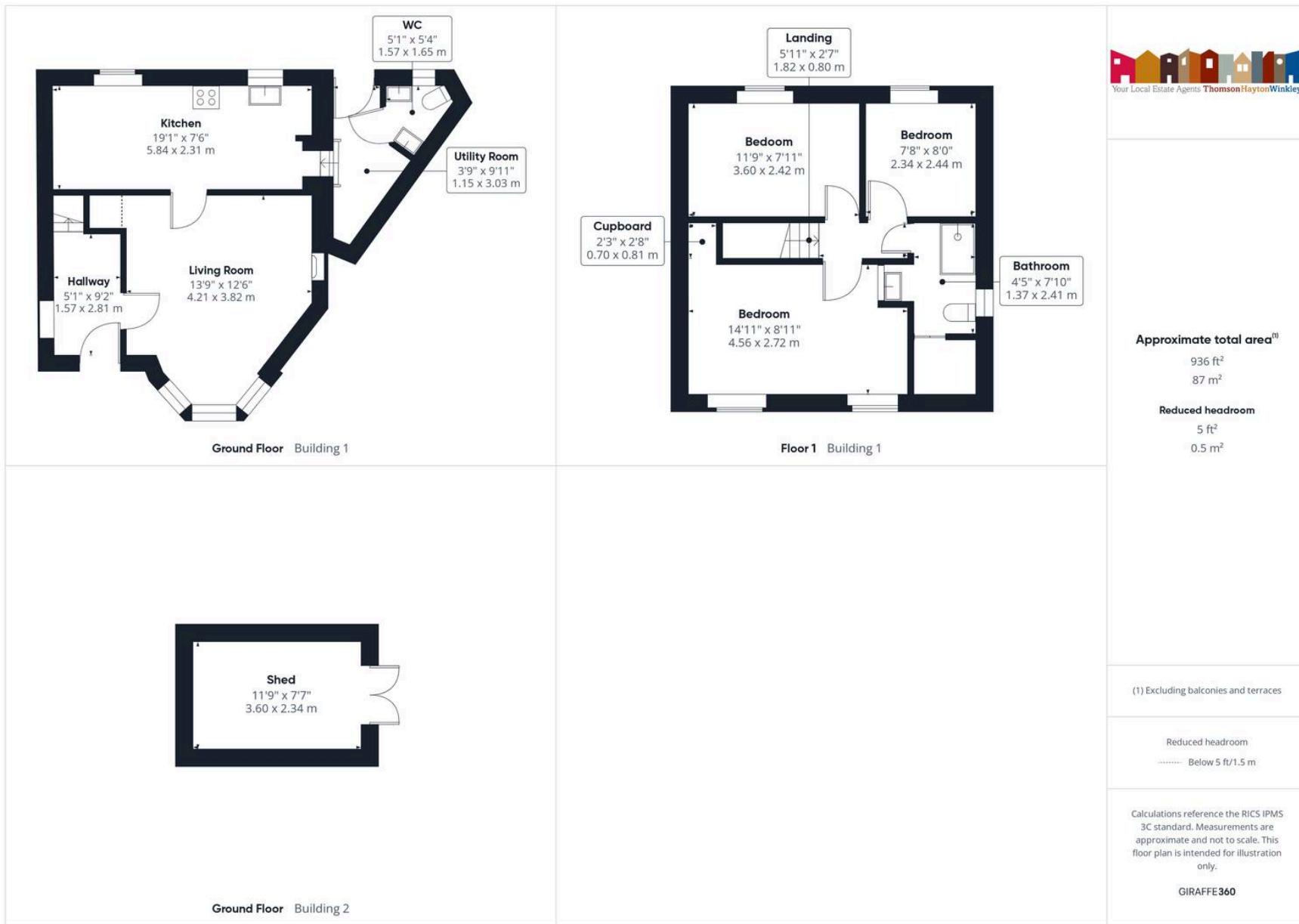
EPC RATING: D

SERVICES: all mains

DIRECTIONS: From Sandes Avenue, continue straight ahead passing the bus station on your left. Follow the road as it becomes Station Road, then turn left past the train station onto Shap Road. Turn right onto Appleby Road, where number 45 can be found on the left, just after the tyre shop. WHAT3WORDS//occurs.instincts.sunflower

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