



3 Prospect Terrace, Kendal  
£260,000



## 3 Prospect Terrace

Kendal, Kendal

Situated in the heart of Kendal, this characterful mid terraced home enjoys a position within one of the town's most desirable and well established areas. Kendal is renowned for its rich heritage, charming streets and vibrant community, often referred to as the gateway to the Lake District. The property is within comfortable walking distance of the town centre and everyday amenities. The town offers a wide range of independent shops, cafés and restaurants, alongside excellent schooling. There are strong transport connections, with easy access to the M6 and onward routes throughout the wider Lake District and beyond, making the location ideal for both commuting and enjoying the surrounding countryside.

The home is rich in character and period detail, creating a warm and welcoming first impression. The entrance hall features attractive tiled flooring, setting the tone for the rest of the home. The fitted kitchen offers generous space for cooking and everyday living, with a practical layout that suits both busy mornings and relaxed evenings. The living room is a standout feature, showcasing a log burning stove, arched alcoves, decorative coving and beautiful views to the front, creating a cosy yet refined space to unwind.

The property offers two bedrooms, including a spacious and stylish double bedroom with charming features. The second bedroom is a comfortable single, currently utilised as a home office, offering flexibility to suit modern living. A family bathroom serves the accommodation.

Externally, there is a rear yard with useful cupboard storage, providing a practical outdoor space. To the front, the property enjoys stunning views and the added benefit of access to a well maintained community garden. Permit parking is available for one resident, with an additional guest permit. This is a lovely opportunity for a first time buyer to secure a characterful home in a highly convenient Kendal location, combining period charm

## HALLWAY

5' 6" x 2' 10" (1.68m x 0.86m)

## LIVING ROOM

12' 10" x 11' 7" (3.91m x 3.52m)

## KITCHEN

14' 11" x 6' 11" (4.55m x 2.12m)

## LANDING

2' 10" x 2' 7" (0.86m x 0.80m)

## BEDROOM

14' 1" x 9' 9" (4.28m x 2.98m)

## BEDROOM

9' 8" x 7' 7" (2.94m x 2.30m)

## BATHROOM

7' 0" x 6' 8" (2.13m x 2.04m)

## 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.





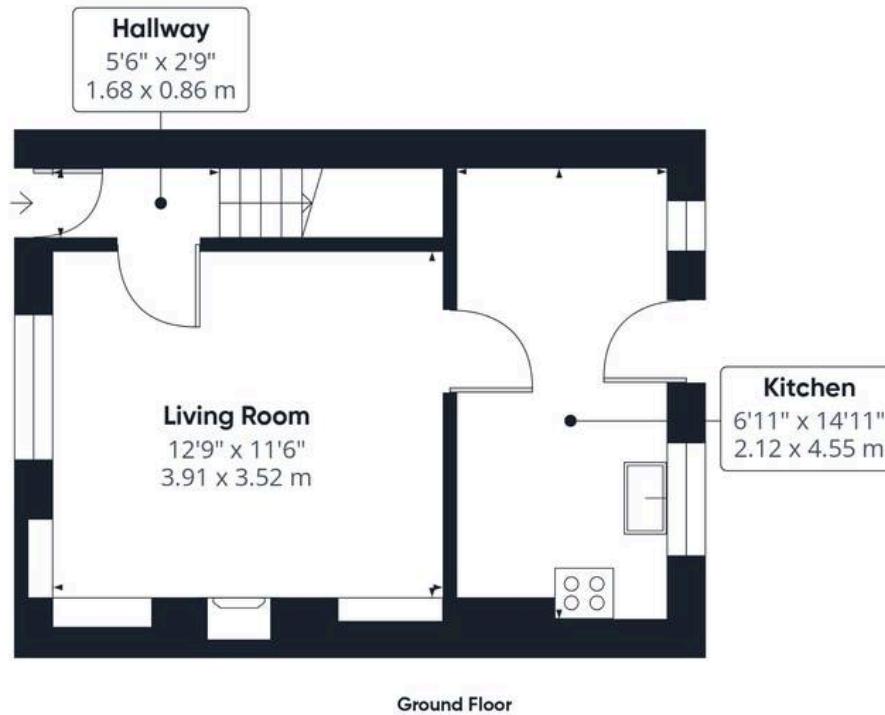
YARD

COMMUNAL GARDEN

PERMIT

2 Parking Spaces





Floor 1

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

555 ft<sup>2</sup>

51.6 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.

GIRAFFE360



## 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)

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.