

7 Park Street, Kendal

£250,000

Your Local Estate Agents ThomsonHaytonWinkley



7 Park Street

Kendal

Situated within a convenient Kendal location, this well presented mid terrace home offers comfortable accommodation, useful outdoor space and the benefit of an extension to the rear. Ideally positioned for access to a range of amenities, leisure facilities and educational establishments, including Kendal College, the property also enjoys easy access to the A591, making it well suited to a variety of buyers.

This home is arranged across two floors and provides comfortable living space throughout. The sitting room offers a welcoming environment for everyday living, while the spacious dining kitchen forms the heart of the home. Extended to the rear, this impressive space provides ample room for cooking, dining and entertaining, creating a practical and sociable setting for everyday living.

To the first floor, the property offers two well proportioned bedrooms served by a family bathroom. Presented to a good standard throughout, the accommodation is ready to move into whilst also offering scope for buyers to personalise over time if desired.

Externally, the property benefits from an a rear garden providing outdoor space for relaxing and entertaining. On street parking is available. Combining extended accommodation, outdoor space and a convenient location, this is an excellent opportunity to acquire a ready to move into home within easy reach of Kendal's amenities.

Council Tax band: C

Tenure: Freehold

HALLWAY
7' 7" x 3' 10" (2.30m x 1.16m)

LIVING ROOM
12' 7" x 10' 2" (3.83m x 3.10m)

KITCHEN
21' 5" x 13' 11" (6.53m x 4.24m)

LANDING
5' 10" x 2' 8" (1.79m x 0.82m)

BEDROOM
14' 5" x 9' 2" (4.40m x 2.79m)

BEDROOM
10' 1" x 9' 9" (3.08m x 2.96m)

BATHROOM
10' 1" x 4' 4" (3.08m x 1.33m)

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

EPC RATING C

COUNCIL TAX BAND currently Band 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.













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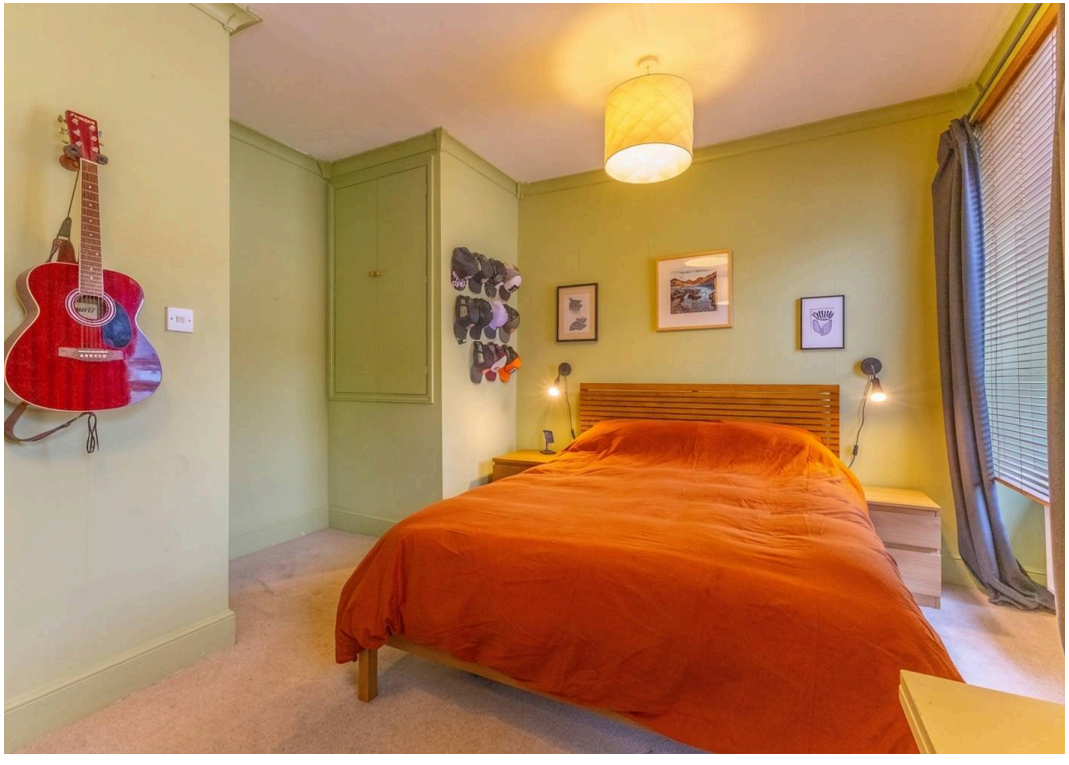
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REAR GARDEN

PERMIT

1 Parking Space









Ground Floor





Floor 1

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Approximate total area(1)

814 ft²

75.6 m²

(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



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