



55 Appleby Road, Kendal
£330,000





55 Appleby Road

Kendal, Kendal

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 features a modern kitchen equipped with ample storage, creating a functional and inviting cooking environment. The adjoining dining area boasts elegant wooden flooring, built-in storage, and direct garden access through large glass doors. The spacious living room is enhanced by a charming fireplace with a wooden mantel, neutral decor, and a bay window, offering a warm and welcoming atmosphere. Upstairs, three bright and inviting bedrooms provide flexibility for families or guests. The modern bathroom features sleek tiled walls, a bath with shower screen, and contemporary fixtures, ensuring practicality and style.

Externally, the property truly excels with its expansive, private rear garden - an exceptional feature for family life and outdoor entertaining. The garden features a well-maintained lawn, mature trees, and vibrant flower beds. With a dedicated patio area and convenient outhouse containing a hot and cold tap and electric. A greenhouse caters to gardening enthusiasts, and a practical garden shed provides additional storage.

- Semi detached house situated in a convenient Kendal location
- Three double bedrooms, One with convenient built in wardrobes
- Seperate dining room providing excellent additional reception space
- Ideally positioned for access to Kendal town centre, local supermarkets and Kendal train station
- Driveway parking to the front of the property
- Modern kitchen with stylish dual fuel hob
- Family bathroom fitted with bath, wash hand basin and WC
- Large well maintained rear garden with handy garden shed and greenhouse

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 55 can be found on the left.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





HALLWAY

14' 8" x 2' 10" (4.46m x 0.87m)

WC

4' 11" x 2' 10" (1.51m x 0.86m)

LIVING ROOM

11' 3" x 13' 2" (3.44m x 4.02m)

DINING ROOM

11' 3" x 12' 0" (3.44m x 3.65m)

KITCHEN

11' 3" x 8' 1" (3.43m x 2.47m)

PORCH

8' 3" x 2' 10" (2.51m x 0.86m)

LANDING

7' 1" x 6' 4" (2.15m x 1.94m)

BATHROOM

7' 10" x 6' 11" (2.40m x 2.11m)

BEDROOM

11' 5" x 10' 10" (3.47m x 3.30m)

BEDROOM

11' 1" x 10' 10" (3.37m x 3.31m)

BEDROOM

11' 1" x 10' 5" (3.38m x 3.18m)

EPC RATING C

COUNCIL TAX BAND Currently Band C

tenure: FREEHOLD

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THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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