



9 Michaelson Road, Kendal
£270,000



9 Michaelson Road

Kendal

Enjoying a position at the end of a cul-de-sac within a popular residential area of Kendal, this well presented end terrace home offers comfortable accommodation, attractive outdoor space and a highly convenient location. Well maintained by the current owners, the property is ideally suited to a variety of buyers seeking a home within easy reach of local amenities, schools and transport links.

The ground floor accommodation includes a light and airy sitting room together with a modern fitted kitchen providing ample storage and workspace. The layout is practical and well suited to everyday living.

To the first floor are two double bedrooms served by a shower room. The accommodation is well presented throughout and offers a comfortable home ready to move into and enjoy.

Externally, the property benefits from a generously sized rear garden incorporating artificial lawn and seating areas, creating an attractive and low maintenance outdoor environment. Feature lighting has been installed along the fencing, enhancing the space during the evening hours. To the front, driveway parking adds convenience, while the garage has been divided to create two useful storage areas.

Combining well presented accommodation, outdoor space and a convenient location, this is an excellent opportunity to acquire a lovely home within a sought after residential setting.

- Well presented end terrace home
- Modern fitted kitchen
- Bright sitting room
- Two double bedrooms
- Shower room which serves the property
- Spacious low maintenance rear garden
- Divided garage providing useful storage space
- Driveway parking
- End of cul-de-sac position
- Convenient location close to Kendal town centre and local amenities

WHAT3WORDS://divide.tribes.crisis

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





ENTRY

13' 7" x 4' 2" (4.15m x 1.28m)

LIVING ROOM

14' 0" x 10' 6" (4.26m x 3.20m)

KITCHEN

13' 8" x 9' 6" (4.17m x 2.89m)

LANDING

5' 7" x 2' 6" (1.71m x 0.76m)

BEDROOM

14' 0" x 10' 7" (4.26m x 3.22m)

BEDROOM

10' 5" x 7' 10" (3.17m x 2.40m)

SHOWER ROOM

7' 8" x 5' 11" (2.34m x 1.81m)

GARAGE/UTILITY ROOM

17' 10" x 9' 3" (5.44m x 2.81m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING E

COUNCIL TAX BAND currently Band C

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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