



5 Echo Bank, Kendal
£225,000



5 Echo Bank

Kendal

Occupying an elevated position within a cul-de-sac, this semi-detached home enjoys pleasant views towards Kendal together with well proportioned accommodation, generous gardens and excellent potential. The property is conveniently situated for Kendal town centre, local schools, Kendal College and the wide range of amenities available within the market town.

The accommodation includes a bright and welcoming sitting room, where a log burner creates an attractive focal point and large windows make the most of the outlook. The kitchen offers an opportunity for future improvement, while the extension provides a versatile additional room which could be utilised as a studio, study, dining room or further reception space. Enhanced by Velux roof windows and patio doors opening onto the covered outdoor area, it is a particularly light and adaptable part of the home.

To the first floor, the property offers three bedrooms, including two doubles, together with a family bathroom. The elevated setting allows multiple rooms to enjoy attractive views across the surrounding area.

Externally, the property benefits from a generous and varied outdoor space. A covered workshop area and sheltered seating space sit directly outside the extension, while steps lead up to the main garden where both sunny and shaded areas provide pleasant places to relax throughout the day. A useful garden shed offers additional storage, and parking is available in the spaces immediately in front of the property for everyday convenience.

- Semi-detached home with excellent potential
- Bright sitting room with log burner and views towards Kendal
- Fitted kitchen with scope for enhancement
- Flexible study, dining room or additional reception space
- Three bedrooms, including two doubles
- Family bathroom
- Attractive outlook from the elevated position
- Generous garden with patio seating area
- Useful garden shed and sheltered outdoor seating area
- Cul-de-sac position convenient for Kendal town centre and Kendal College

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





ENTRY

4' 4" x 3' 7" (1.32m x 1.09m)

LIVING ROOM

13' 9" x 12' 8" (4.19m x 3.86m)

KITCHEN

16' 4" x 6' 11" (4.98m x 2.11m)

STUDY

9' 9" x 9' 3" (2.97m x 2.82m)

LANDING

6' 2" x 3' 11" (1.89m x 1.20m)

BEDROOM

11' 9" x 8' 9" (3.59m x 2.67m)

BEDROOM

9' 7" x 9' 2" (2.93m x 2.80m)

BEDROOM

8' 8" x 7' 1" (2.65m x 2.17m)

BATHROOM

6' 5" x 5' 11" (1.95m x 1.81m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

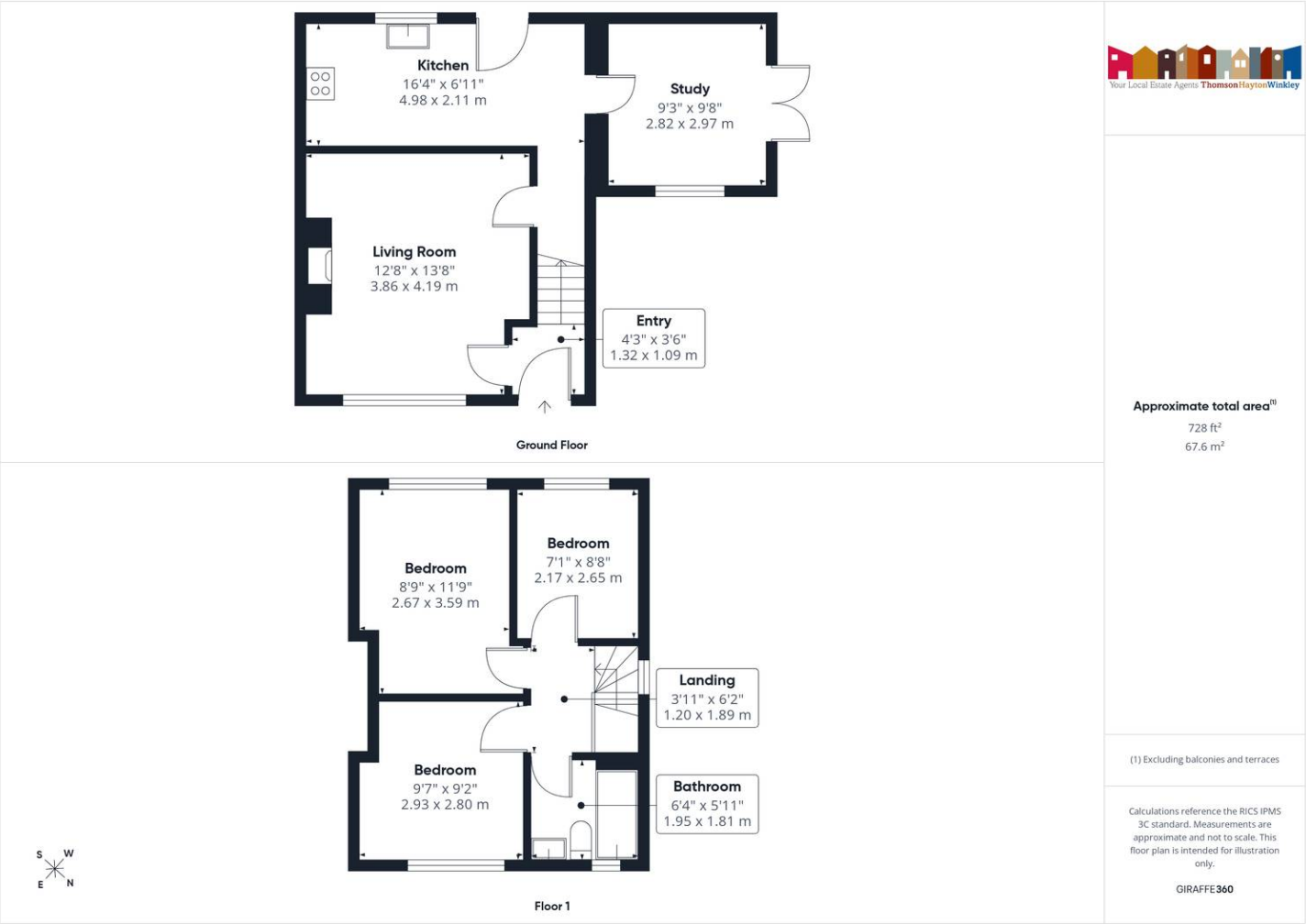
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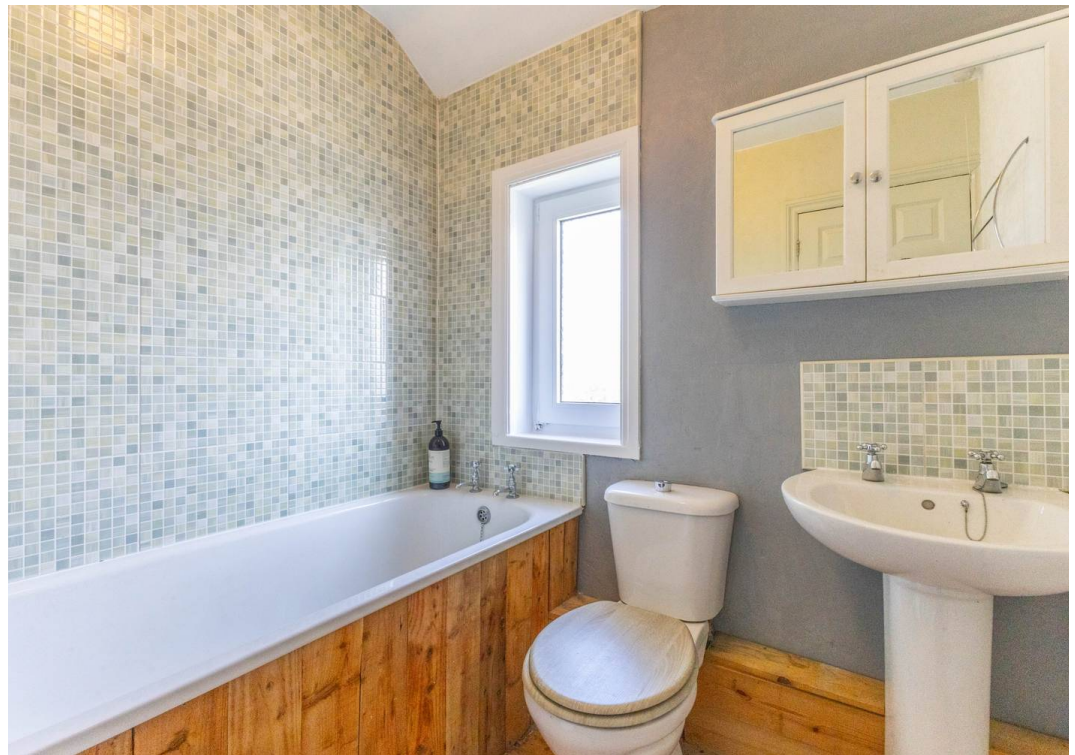
COUNCIL TAX BAND currently Band B

TENURE: FREEHOLD

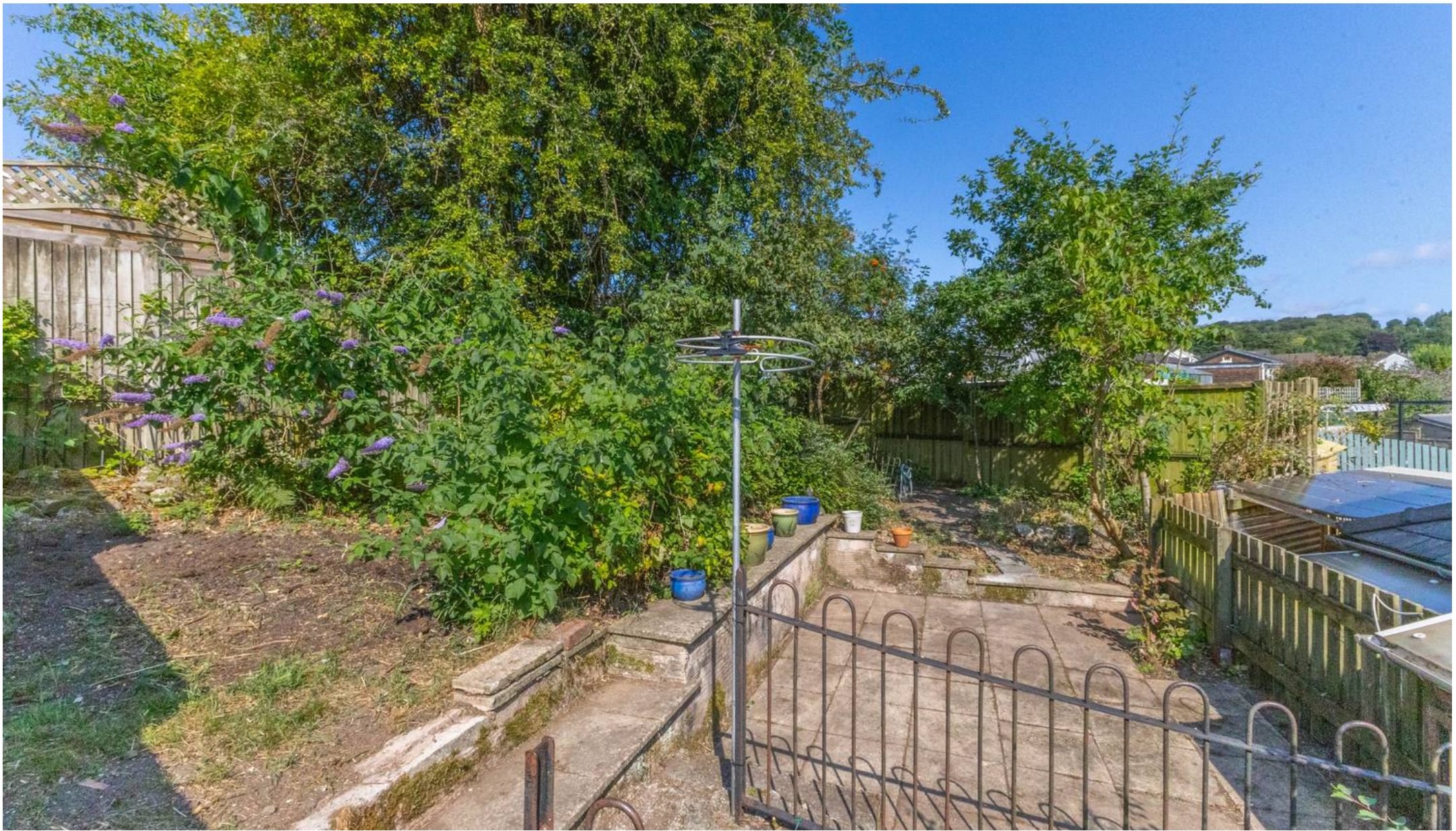
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