



21 Low Fellside, Kendal
£197,500



21 Low Fellside

Kendal

This well-presented two-bedroom end of terrace house is ideally situated in the popular market town of Kendal, offering convenient access to the town centre's range of shops, cafes, and amenities. The property is perfectly suited to first time buyers, providing a comfortable and practical living space in a sought-after location. With excellent road links to the Lake District National Park and the M6 Motorway, this property is ideal for those who enjoy exploring the outdoors or need to commute further afield.

The light and airy sitting room benefits from a pleasant aspect, with ample space for both relaxation and dining. The fully fitted kitchen is thoughtfully designed and opens directly onto the patio, making it easy to enjoy meals outdoors or entertain guests.

The first floor features a double bedroom and a bathroom, while the second double bedroom is located on the upper floor, offering privacy and flexibility for guests or a home office.

Outside, the property boasts its own paved patio seating area, perfect for enjoying a morning coffee or alfresco dining in the warmer months. To the right of the patio, there is a access path that provides rights of way for three neighbouring properties, ensuring practical use of the outdoor space. The property also benefits from storage facilities, providing a useful solution for bikes, gardening tools, or outdoor equipment. This outdoor areas makes the property especially appealing for those seeking low-maintenance living with the added benefit of outdoor space. With its excellent location, comfortable accommodation, and attractive outside areas, this Kendal home represents a fantastic opportunity to enjoy town living with easy access to both local amenities and the stunning surrounding countryside.

- End-terraced property located in Kendal
- Easy access to amenities in the town centre
- Light and airy sitting room with dining space
- Great road links to the Lake District National Park and the M6 Motorway
- Fully fitted kitchen with access to patio
- A great first time buyers property
- Two double bedrooms with one on the first floor and the other on the second floor
- Patio garden and storage
- Bathroom on the first floor
- On street parking

Follow Windermere road up the hill and take the left onto Queens Road followed by a left onto Low Fellside. Carry on down the road to find 21 on the left.

Council Tax band: B

Tenure: Freehold

EPC Rating D

Council Tax Band currently Band B

EPC Environmental Impact Rating:





ENTRANCE HALL

4' 3" x 3' 8" (1.29m x 1.11m)

SITTING ROOM

12' 1" x 10' 9" (3.68m x 3.28m)

KITCHEN

7' 3" x 5' 10" (2.21m x 1.79m)

LANDING

9' 3" x 5' 2" (2.81m x 1.58m)

BEDROOM

9' 11" x 7' 11" (3.03m x 2.42m)

BATHROOM

5' 10" x 5' 6" (1.79m x 1.68m)

SECOND FLOOR

LANDING

2' 8" x 2' 6" (0.81m x 0.77m)

BEDROOM

14' 1" x 8' 11" (4.28m x 2.73m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

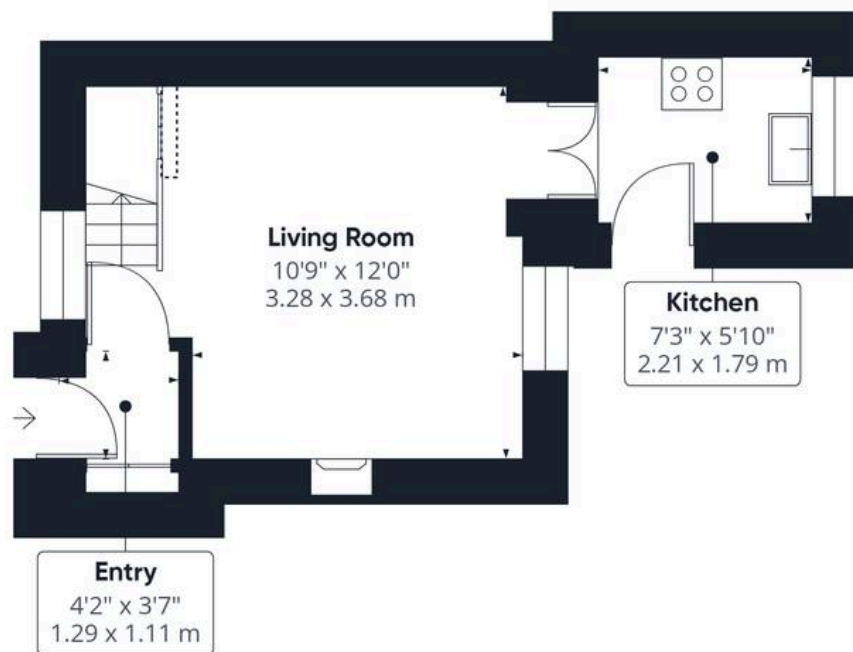
TENURE: FREEHOLD

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.







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

516 ft²

48.1 m²

Reduced headroom

44 ft²

4.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 • 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.