

21 Greenways Drive, Endmoor

£260,000

Your Local Estate Agents ThomsonHaytonWinkley



21 Greenways Drive

Endmoor, Kendal

Occupying a peaceful cul-de-sac position within the popular village of Endmoor, this semi detached home offers well balanced accommodation, a sunny south facing garden and excellent potential for a purchaser to personalise and enhance over time. Conveniently positioned for Kendal, Kirkby Lonsdale, the A590 and M6 motorway connections, the property combines village living with excellent accessibility.

The accommodation is bright and welcoming throughout. The spacious living room enjoys a pleasant outlook over the rear garden, allowing natural light to flood the room and creating a comfortable space in which to relax. The fitted kitchen provides ample storage and workspace for everyday living whilst also offering scope for future improvement should a purchaser wish to update and modernise.

To the first floor are two generous double bedrooms together with a third bedroom which would be equally well suited as a nursery, study or home office. A family bathroom fitted with a bath and overhead shower serves the accommodation.

Externally, the property enjoys a particularly attractive south facing rear garden, providing a wonderful space to enjoy the sunshine throughout the day. The garden combines a lawned area with a patio seating space, creating an ideal environment for outdoor dining, entertaining or simply relaxing. A shed provides additional storage and the existing base offers potential for a future garage, subject to any necessary consents.

To the front of the property there is driveway parking together with an additional off-road parking space. Benefitting from a recently replaced roof and doors, this is a home that offers both immediate comfort and exciting potential for the future.

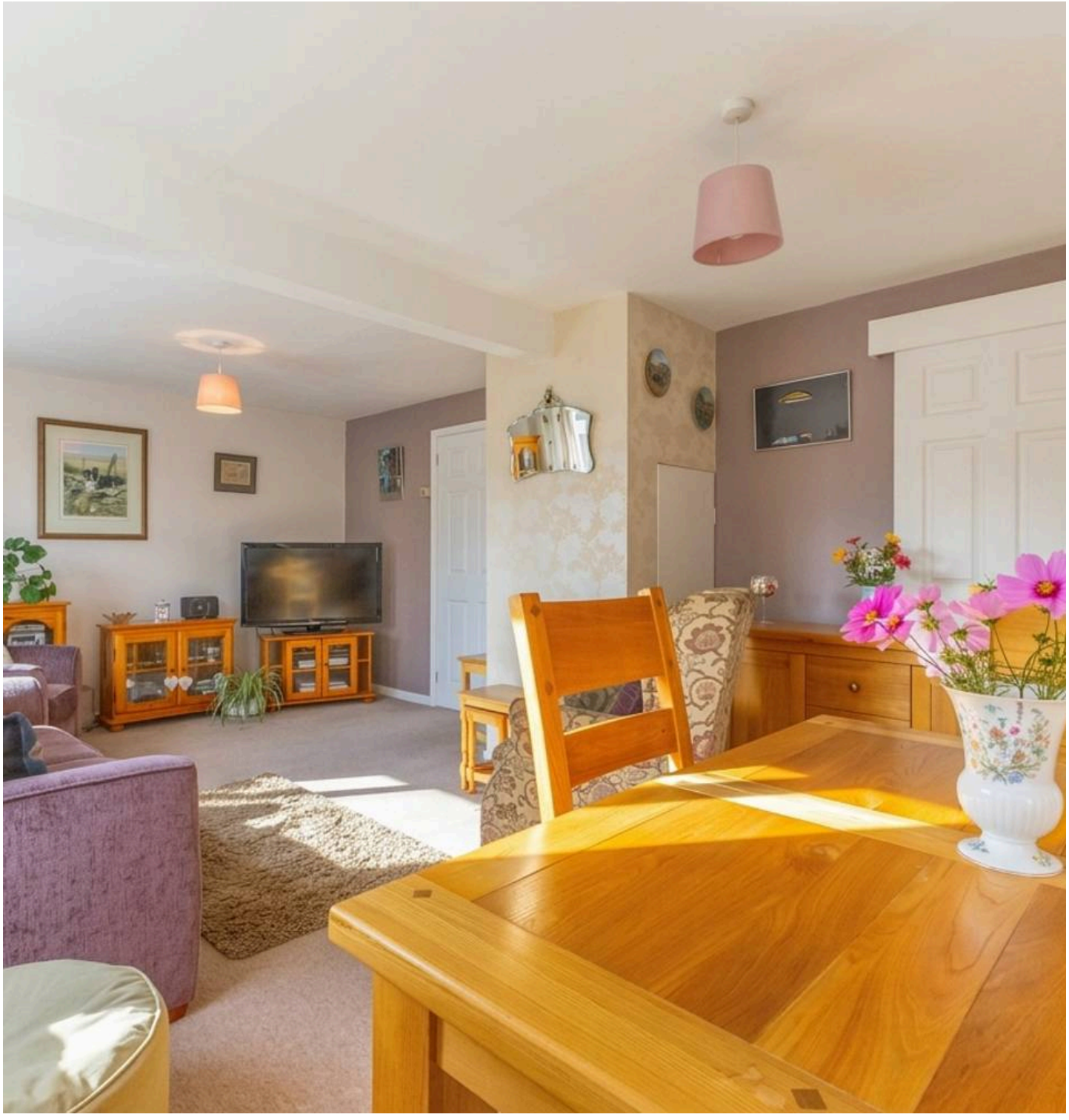
- Semi detached family home positioned within a quiet cul-de-sac
- Fitted kitchen with scope for future updating
- Bright and spacious living room overlooking the rear garden
- Three bedroom layout including two double bedrooms
- Versatile third bedroom ideal as a nursery, study or home office
- Family bathroom with bath and overhead shower
- South facing enclosed rear garden with patio seating area
- Driveway parking together with an additional off-road parking space
- Useful shed and potential for a future garage, subject to any necessary consents
- Conveniently located for Endmoor, Kendal, the M6 and A590 links

WHAT3WORDS:///perfumed.plays.branch
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:









ENTRY
11′ 1″ x 3′ 1″ (3.38m x 0.94m)

KITCHEN
12′ 10″ x 9′ 5″ (3.90m x 2.87m)

LIVING ROOM
19′ 4″ x 12′ 3″ (5.89m x 3.74m)

LANDING
11′ 4″ x 3′ 1″ (3.46m x 0.94m)

BEDROOM
12′ 2″ x 9′ 9″ (3.72m x 2.97m)

BEDROOM
12′ 3″ x 9′ 0″ (3.74m x 2.75m)

BEDROOM
9′ 4″ x 6′ 1″ (2.85m x 1.85m)

BATHROOM
6′ 4″ x 5′ 11″ (1.94m x 1.81m)

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

EPC RATING TBC

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.



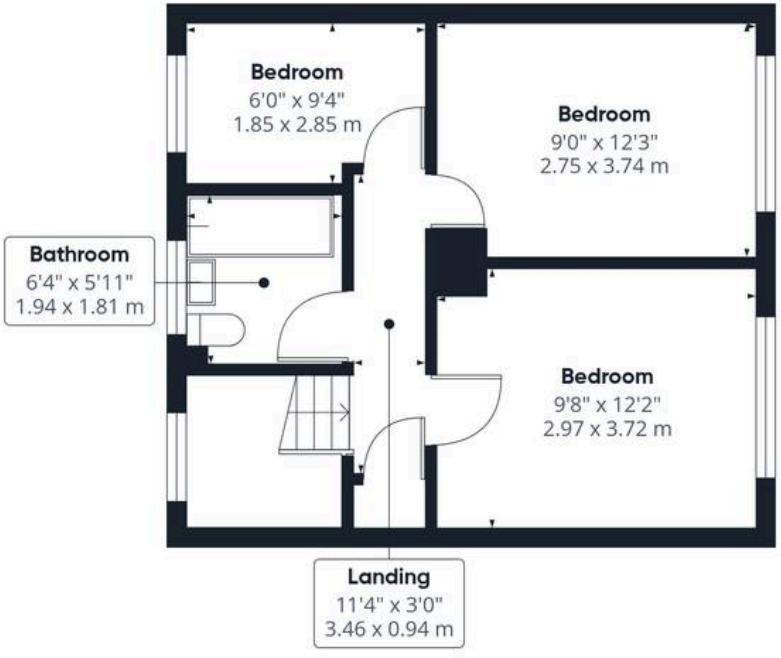








Ground Floor



Floor 1



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Approximate total area(1)

783 ft²

72.7 m²

Reduced headroom

2 ft²

0.2 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



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