



4 Dale Avenue, Kendal
Asking Price £230,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk



A well proportioned semi detached house situated in a cul-de-sac location to the northern side of the market town of Kendal. Having a sitting room, dining kitchen, conservatory, three bedrooms and a bathroom. With double glazing, gas central heating and garden space to front and rear.







4 DALE AVENUE

An appealing well proportioned semi detached house pleasantly located on a cul-de-sac in a popular residential area within Kendal conveniently placed for the amenities available both in and around the market town. The property is within level walking distance of the Queen Katherine School, adjacent retail park and supermarkets, Station House doctors surgery, Kendal railway station and the town centre and also offers easy access to both the Lake District and Yorkshire Dales National Parks and Junctions 36 & 37 of the M6.

The well presented accommodation briefly comprises entrance hall, sitting room, dining kitchen, conservatory and store to the ground floor and three bedrooms and a bathroom to the first floor. The property benefits from double glazing to all but the store and gas central heating.

Outside offers garden space to the front and rear and has residents parking on the avenue.

4 Dale Avenue is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

7' 4" max x 3' 11" max (2.24m x 1.20m)

Double glazed door, radiator.

SITTING ROOM

14' 8" max x 14' 5" max (4.48m x 4.41m)

Double glazed box bay window, radiator, living flame gas fire to marble hearth and pack panel with limed oak surround, built in cupboard.

DINING KITCHEN

18' 0" max x 8' 1" max (5.51m x 2.48m)

Single glazed door to conservatory, double glazed window, radiator, good range of base and wall units, stainless steel sink, space for cooker with extractor hood over, space for fridge freezer, plumbing for washing machine, recessed spotlights, tiled splashbacks.

CONSERVATORY

9' 6" max x 8' 9" max (2.90m x 2.69m)

Double glazed French doors to garden, Double glazed windows, UPVC roof, radiator.

STORE

6' 3" max x 5' 8" max (1.93m x 1.75m)

Single glazed window, gas central heating boiler.





FIRST FLOOR

LANDING

6' 5" max x 2' 7" max (1.96m x 0.79m)

Double glazed window, built in cupboard, loft access.

BEDROOM

12' 4" max x 9' 4" max (3.77m x 2.86m)

Double glazed window, radiator.

BEDROOM

8' 11" max x 8' 7" max (2.74m x 2.63m)

Double glazed window, radiator.

BEDROOM

8' 11" x 8' 1" (2.74m x 2.48m)

Double glazed window, radiator.

BATHROOM

8' 6" x 4' 8" (2.60m x 1.43m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin and bath with mixer shower, partial tiling to walls.

OUTSIDE

There are low maintenance gardens to the front and rear of the house. There is on road residents parking on the avenue.

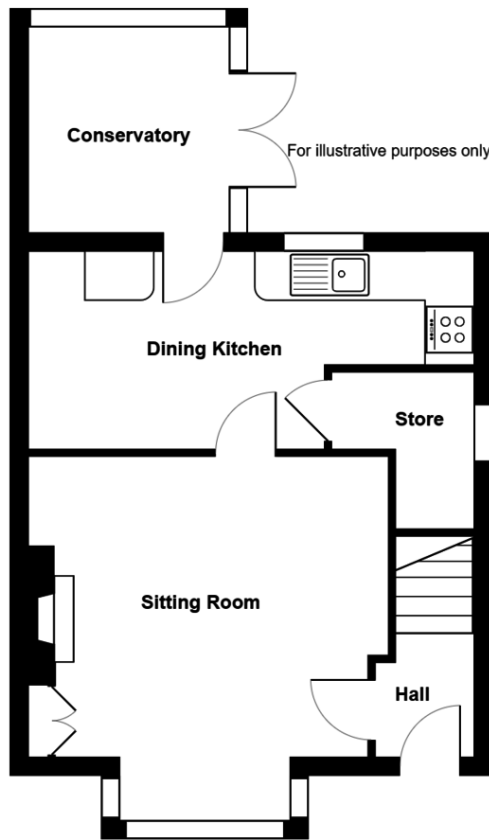
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

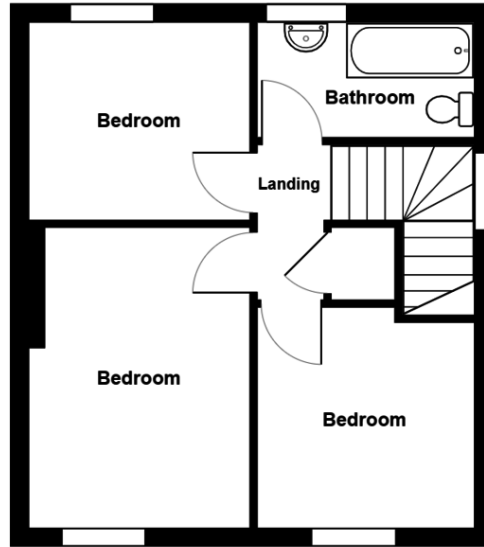
COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





Ground Floor

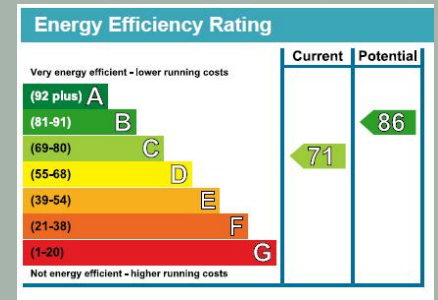


First Floor

4 Dale Avenue, Kendal
Total Area: 78.9 m² ... 850 ft²



For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



DIRECTIONS

From our Kendal office proceed along the A6 Sandes Avenue crossing over the river and following the road past the train station. At the mini roundabout bear left and continue under the railway bridge. Pass the Duke of Cumberland public house on the right and continue along A6 Shap Road to turn right in to Mint Dale where number 4 is located on the left.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Your Local Estate Agents
Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



THW Estate Agents
Best Small Agency in North West

Gold Sales | Gold Lettings

