

40  
YEARS

1982 - 2022

HACKNEY  
& LEIGH



## Kendal

£115,000

3 Longpool, Kendal, Cumbria , LA9 6ER

This mid-terrace stone and slate property is situated in a popular location in Kendal, within walking distance to the town centre where you will find a range of restaurants, shops, cafes and healthy transport links. Enjoyed by the previous owner for many years, the property offers the new owner the real opportunity to renovate or modernise.

Part double glazed 3 Longpool comprises of a spacious sitting room with feature fireplace, leading into the kitchen and downstairs bathroom, completing the property are two bedrooms upstairs. This property is worth inspecting if you are seeking a project within easy reach of Kendal train station.

### Quick Overview

Stone & slate terraced house

Living, Kitchen & two bedrooms

Perfectly located for Kendal Town

A real opportunity for a renovation project

Superfast broadband download speed of 80

Mbps



2



1



1



F



80 Mbps

Property Reference: K6550



Living/Dining Room



Living/Dining Room



Kitchen



Kitchen

**Location** On entering Kendal along Shap Road, proceed past Kendal Cricket Club on the right continuing onto Longpool, proceed under the railway bridge and number 3 is then found on your left next door to the corner shop just after the traffic lights.

**Property Overview** Situated close to Kendal town centre this property offers the very real opportunity to add value to a property within a popular location.

The ground floor you will find a spacious sitting room with feature fireplace, alcoves either side and built in cupboards. A double glazed window provides views to the front aspect. Leading from the sitting room you will find a breakfast kitchen, complete with wall and base units, stainless steel sink, breakfast and useful storage space.

Moving from the kitchen towards the rear of the property you find a spacious rear porch with a door leading onto the rear lane. This space provides a real opportunity to further develop and is ideal for those with wet coats and muddy boots.

The house bathroom can be found on the ground floor to the side of the rear porch. A spacious room with part tile walls and vinyl flooring, the bathroom comes complete with WC, pedestal wash hand basin and bath.

Upstairs you will find two good sized rooms, both with built in wardrobes. Bedroom One, to the front of the property is a good sized double bedroom with a further single bedroom found to the rear.

Accommodation with approximate dimensions:

**Living/Dining Room**

12' 8" x 10' 0" (3.86m x 3.05m)

**Kitchen**

10' 2" x 8' 0" (3.1m x 2.44m)

**Bathroom**

**First Floor**

**Bedroom One**

12' 8" x 10' 0" (3.86m x 3.05m)

**Bedroom Two**

7' 6" x 7' 5" (2.29m x 2.26m)

**Outside** Shared rear lane with space for bins.

**Services** mains electricity, mains gas, mains water and mains drainage.

**Tenture** Freehold

**Council Tax** South Lakeland District Council - Band A

**Viewings** Strictly by appointment with Hackney & Leigh Kendal Office.

**What3Words** ///waters.nest.dared

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bedroom One



Bedroom Two

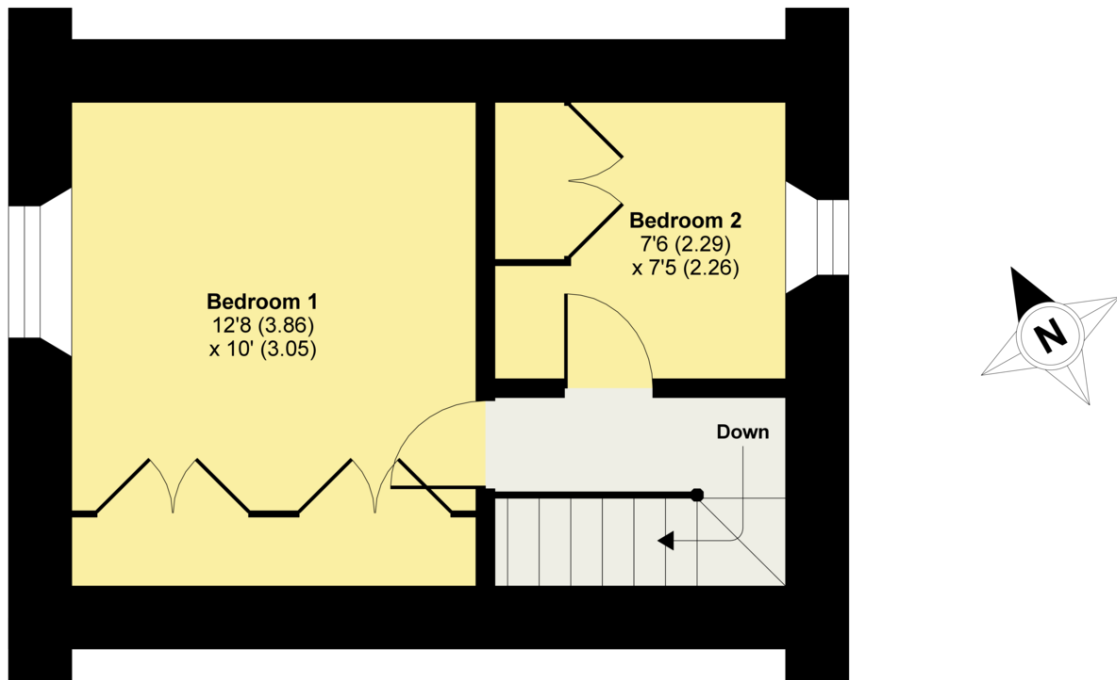


Bathroom

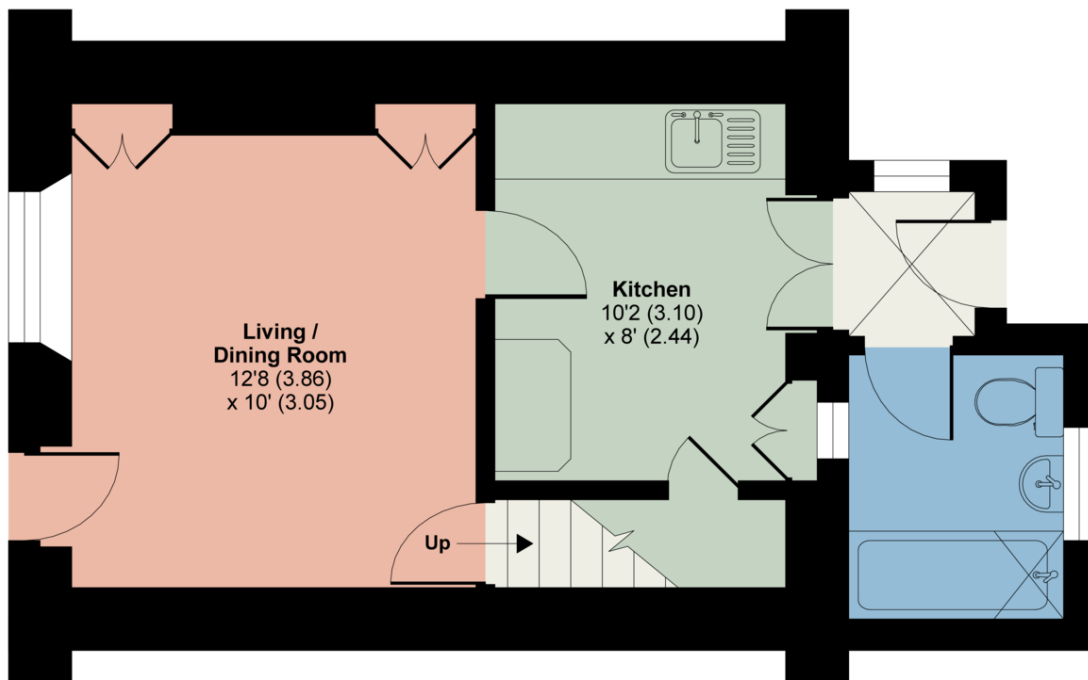
# Longpool, Kendal, LA9

Approximate Area = 554 sq ft / 51.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

A thought from the owners..."Excellent neighbours and handy for everything and has great poitential for updating"

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 22/08/2022.

Request a Viewing Online or Call 01539 729711