

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Kendal

£285,000

8 Garden Street, Kendal, Cumbria, LA9 7EB

Perfectly tucked away, this idyllic three bedroom Victorian terraced property is situated within a close level walk into Kendal town centre offers an ideal blend of attractive period features and contemporary upgrades, ideal for couples and families wishing to be close to town and all its amenities. The living space is laid out over three floors and has the benefit of a through sitting/dining room, an attractive kitchen and a spacious bathroom.

The vendors have lovingly altered the downstairs of the property offering an attractive open living space whilst maintaining the charm of the property, retaining a plethora of original features, from deep skirting boards to original doors. Completing the picture is a pretty front garden and a large paved courtyard with raised flowerbed, providing a great space for alfresco dining. There is a real opportunity to provide off-road parking for one vehicle with access from the shared lane to the rear.

Quick Overview

Charming 3 Bed Tow House
Open Plan Sitting / Dining Room
Located Close to Kendal Town Centre
Well Presented Throughout
Perfect Blend of Period Features
Double Glazed
Close to Local Schools
Garden to Front and Back
Real Opportunity for Off-Road Parking
Superfast Broadband 80Mbps



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80 MBPS



On Street
Parking

Property Reference: K6558



Sitting Dining Room



Sitting Dining Room



Kitchen



Bedroom One

Location: Garden Street can be found by leaving Kendal on Aynam Road, continuing onto Lound Road. Proceed past Lound Street, taking the next left into Garden Road. Follow the road down, Garden Street is then found running parallel on your left hand side. The front is accessed by walking down the central gravelled pathway of this pretty terrace.

Property Overview: Situated close to Kendal town centre and nestled in the middle of a very attractive Victorian terrace, 8 Garden Street has more to offer than first meets the eye. Upon entering it is clear to see that the property still maintains a wealth of original features adding to the charm and character of this beautifully presented home, undoubtedly attracting a range of buyers including families, professional couples or those just wishing to live within walking distance of the town and being close to healthy transport links and good schools.

Upon entering the porch you get the first glimpse of the attention to detail given in order to sympathetically update the property. With attractive tiled flooring, high ceiling and useful shelving.

Once in the entrance hallway, with wooden flooring, high ceilings and deep skirting boards you are led directly into the through sitting/dining room, perfectly opened up to provide a front and rear aspect and attractive open plan living. Complete with wooden flooring and handy shelved alcoves either side of the fireplace with its gas stove and useful deep under-stairs cupboard.

Moving from the sitting/dining room you are led effortlessly to the charming kitchen to the rear of the property. You cannot help but notice the quality the kitchen has to offer, with attractive base and wall units with complementary wood worktops and attractive tiled flooring. Fitted with Indesit oven, 5 ring electric hob with Hotpoint extractor fan over, charming Belfast sink and plumbing for washing machine. Flooded with light, with double glazed windows and door to the courtyard.

On the first floor you will find a splendid double bedroom with views over the front garden, complete with coving and ceiling rose. An outstanding house bathroom with attractive tiled flooring and part tiled walls, double sinks, large shower and free-standing rolltop bath can also be found on the first floor. This room offers space and is a real show stopper.

On the landing you will find an attractive large window over looking the rear and staircase leading to the second floor. The landing on the second floor offers ample built in storage, Velux window and access to two addition bedrooms. To the front you will find a large double bedroom with dormer and a single bedroom with Velux to the rear.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living/Dining Room

22' 7" x 10' 7" (6.88m x 3.23m)

Fitted Kitchen

11' 6" x 7' 6" (3.51m x 2.29m)

First Floor

Landing

Bedroom One

13' 11" x 10' 2" (4.24m x 3.1m)

Bathroom

Second Floor

Landing

Bedroom Two

13' 10" x 10' 3" (4.22m x 3.12m)

Bedroom Three

11' 10" x 7' 10" (3.61m x 2.39m)

Outside: To the front of 8 Garden Street you will find a cottage garden style garden with path leading to the front door, complete with well stocked borders and lawn.

To the rear is a large private enclosed courtyard garden complete with outside tap and spacious enough to accommodate a table and chairs for alfresco entertaining. To the side of the patio you find established raised borders well stocked with shrubs and hedges. There is also the real opportunity to provide off-road parking to the rear lane.

Services: Mains electricity, mains gas, mains water and mains drainage.

Tenure: Freehold

Council Tax: South Lakeland District Council - Band C

Viewings: Strictly by appointment with Hackney & Leigh - Kendal office.

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



Bedroom Two



Bedroom Three



Bathroom



Rear Yard

Garden Street, Kendal, LA9

Approximate Area = 982 sq ft / 91.2 sq m

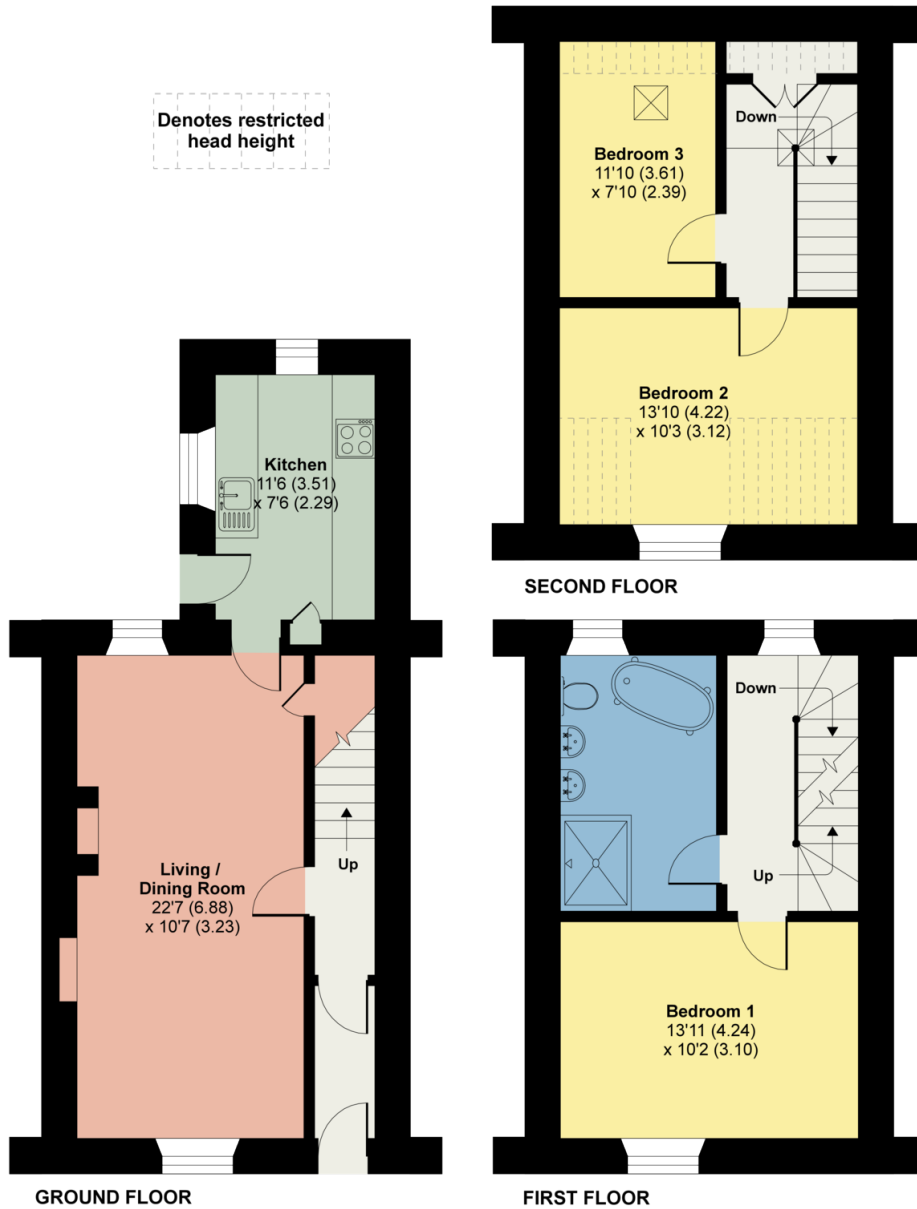
Limited Use Area(s) = 68 sq ft / 6.3 sq m

Total = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 894900

A thought from the owners... "This house has always felt homely, a beautiful position on a quiet and pretty street, close to town and the cycle track. A real gem!"

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