



1 Castle Crescent, Kendal  
£225,000





## 1 Castle Crescent

Kendal

A well proportioned end terrace period property situated in a sought after residential area within the market town of Kendal. The property is in the catchment area for Stramongate primary school and is conveniently placed for the towns amenities with Kendal railway station and Gooseholme Park being a short stroll away and the Lake District National Park and links to the M6 are within easy reach.

The well presented accommodation, which retains many character features, is laid to three floors and briefly comprises porch, sitting/dining room and kitchen to the ground floor, double bedroom and bathroom to the first floor and two further bedrooms on the second floor with one being a double.

Outside offers a small garden at the front. On road parking applies.

1 Castle Crescent is offered for sale with no upper chain.



## GROUND FLOOR

### PORCH

Double glazed door and windows.

### SITTING/DINING ROOM

19' 0" x 12' 9" (5.79m x 3.89m)

Double glazed door to porch, two single glazed windows, two radiators, decorative electric fireplace, built in cupboards, understairs cloaks cupboard.

### KITCHEN

11' 11" x 7' 6" (3.63m x 2.29m)

Double glazed door to access yard, single glazed window, radiator, good range of base and wall units, white porcelain sink, built in oven, gas hob with stainless steel splashback and extractor hood over, gas combination boiler, space for fridge freezer, plumbing for washing machine, tiled flooring.

## FIRST FLOOR

### LANDING

5' 0" x 2' 6" (1.52m x 0.76m)

Single glazed window.

### BEDROOM

12' 10" x 10' 10" (3.92m x 3.30m)

Single glazed window, radiator, built in cupboard.

### BATHROOM

8' 0" x 7' 4" (2.43m x 2.24m)

Single glazed window, heated towel radiator, three piece suite in white comprises W.C., wash and basin with tiled splashback and bath with tiled splashback and thermostatic shower over, extractor fan.

## SECOND FLOOR

### LANDING

8' 4" x 2' 8" (2.54m x 0.82m)

Raised platform, loft access.

### BEDROOM

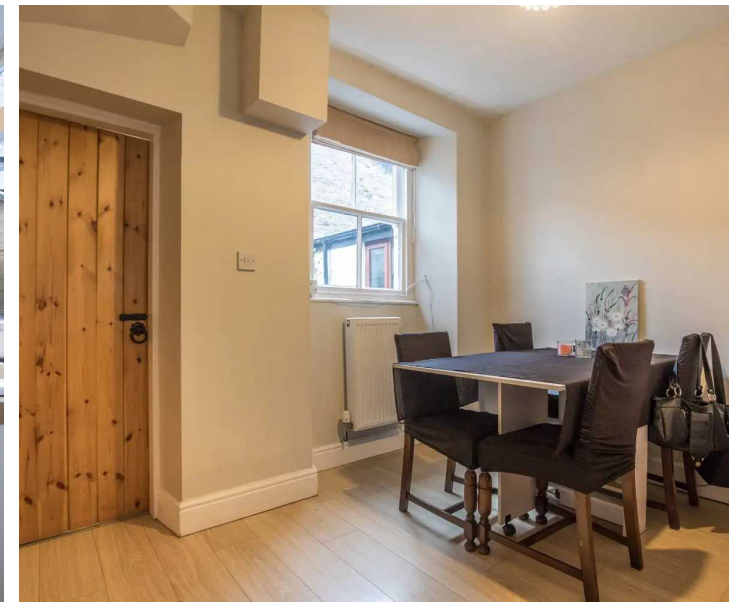
10' 8" x 10' 0" (3.26m x 3.06m)

Single glazed window, radiator, built in cupboard.

### BEDROOM

8' 0" x 7' 1" (2.44m x 2.17m)

Single glazed window, radiator, built in cupboard.









## FRONT GARDEN

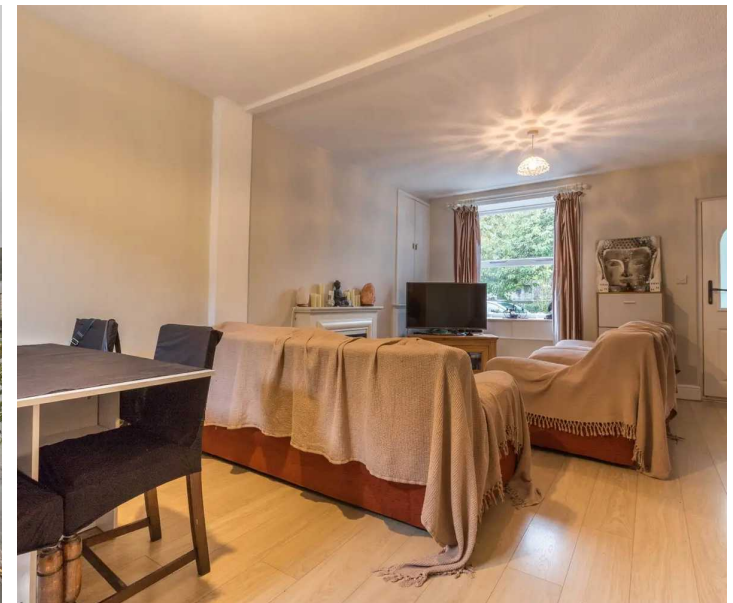
There is a small enclosed garden at the front of the house and an access yard at the rear on to Back Lane.

## On Road

1 Parking Space

## SERVICES

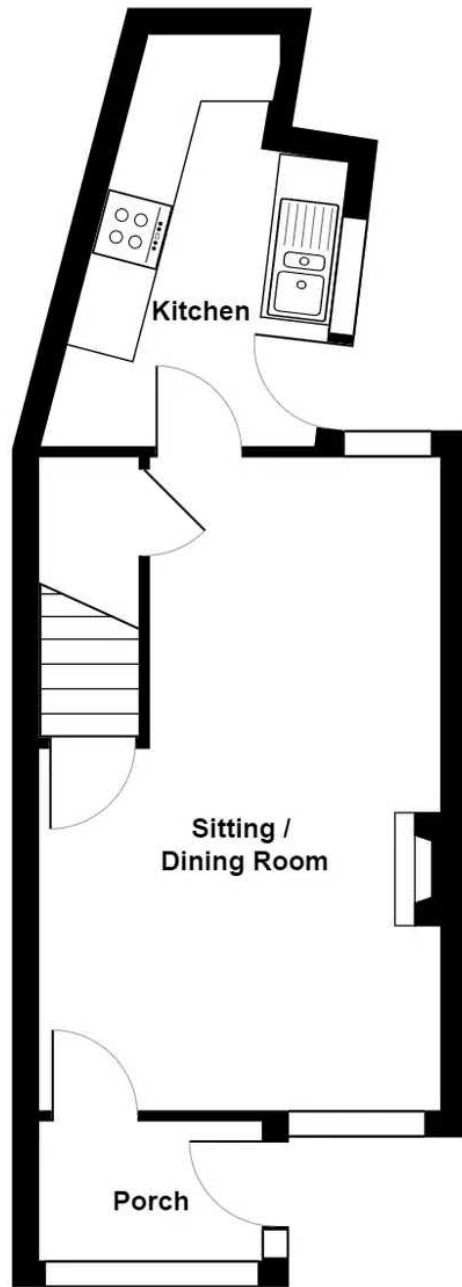
Mains electricity, mains gas, mains water, mains drainage.



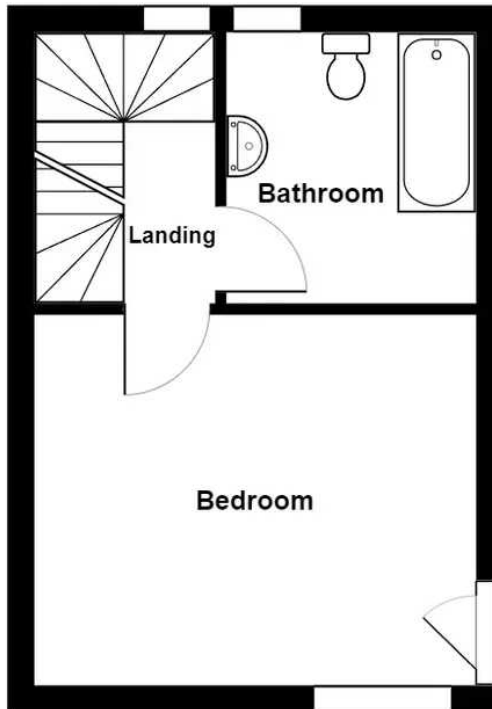
1 Castle Crescent, Kendal

Total Area: 75.8 m<sup>2</sup> ... 816 ft<sup>2</sup>

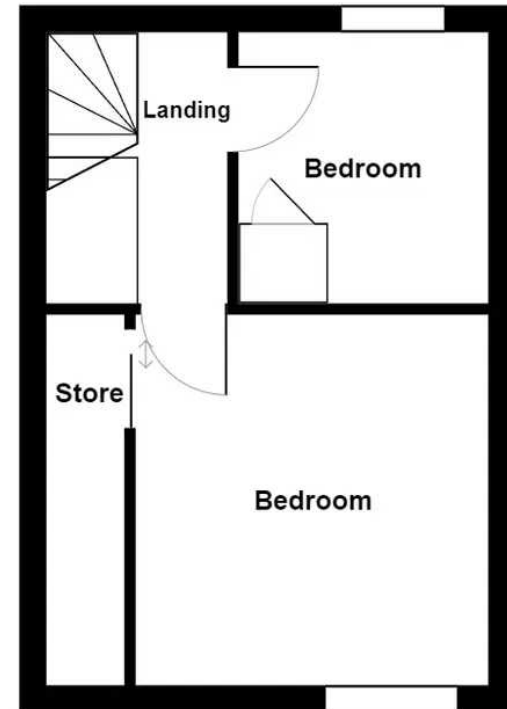
For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Ground Floor



First Floor



Second Floor











## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • [kendal@thwestateagents.co.uk](mailto:kendal@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



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