



Kendal

£230,000

92 Low Garth, Kendal, Cumbria , LA9 5PA

This traditional three bedroom semi-detached house enjoys a quiet position overlooking open space to both the front and rear. Recently improved with the addition of a newly installed kitchen and re-decoration the property is now offered for sale with no upward chain.

Situated in a convenient location on Hallgarth the property stands on a good corner plot with gardens to the front, side and rear. The layout offers an entrance porch and entrance hall, a living room and separate dining room that opens into the fitted kitchen on the ground floor, with three good bedrooms and a wet room to the first floor.

Quick Overview

- Semi detached property
- Three bathrooms & wet room
- Living room & dining room
- Newly installed kitchen
- Gas central heating
- Quiet cul-de-sac location
- Front, side and rear gardens
- No upward chain
- Ready to move in & a early viewing recommended!
- Broadband speed up to 52 Mbps



3



1



2



D



52 Mbps



On-street parking

Property Reference: K6605



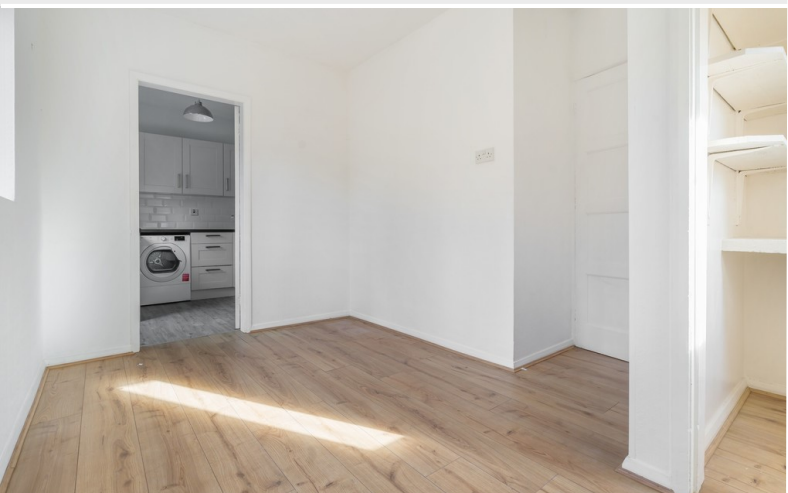
Rear Garden



Living Room



Kitchen



Dining Room

Location: Situated in a quiet position on Hallgarth the property can be found by taking the right turning off Windermere Road onto Garth Brow, then first right onto Hallgarth Circle following the road round. Turn right again onto Low Garth, bearing left at the junction and continuing past the community centre. Follow the road down to an open green on your right, take the second turning round the green and number 92 is then found tucked away at the far end on your left fronting an open piece of land.

Property Overview: This semi-detached property is tucked away in a quiet corner of Hallgarth on a good corner plot with gardens to three sides and open space to both the front and rear.

Recently improved with the installation of fitted and equipped kitchen the property offers an ideal home for family living and to those seeking to get on the property ladder.

The layout is easy to manage and benefits from gas central heating.

A porch to the front opens directly into the hallway which has an open staircase to the first floor with useful storage cupboards under.

The living room to the right enjoys the open aspect to the front, has a feature arched display alcove and a wall mounted contemporary electric fire.

Through to the dining room with its wood effect flooring and aspect to the rear garden, you will find a walk-in pantry/store cupboard with stone keeping shelf and window. Open to:

The kitchen recently installed with an attractive range of wall and base units with complementary worksurfaces with inset single drainer stainless steel sink and co-ordinating part tiled walls. Kitchen appliances include a built in oven, four ring gas hob with cooker hood, washing machine and fridge freezer. A part glazed door and window open to the garden.

Upstairs is the landing with window and deep over stairs cupboard.

There are three bedrooms, two are doubles to the front and rear enjoying the open aspects and a large single with fitted wardrobe to the front.

The wet room has complementary tiled walls and two windows. A three piece suite comprises; a Mira shower, pedestal wash hand basin and a WC.

With no upward chain and early possession available the next step is an appointment to view.

Accommodation with approximate dimensions:

Ground Floor

Porch

Entrance Hall

Living Room

14' 3" x 13' (4.34m x 3.96m)

Dining Room

12' 2" x 7' 7 max" (3.71m x 2.31m)

Fitted Kitchen

8' x 7' 5" (2.44m x 2.26m)

First Floor

Landing

Bedroom 1 (front)

11' 8" x 10' 6" (3.56m x 3.2m)

Bedroom 2 (rear)

10' 3" x 8' 11" (3.12m x 2.72m)

Bedroom 3 (front)

8' 5" x 6' 7" (2.57m x 2.01m)

Wet Room

Outside: the property stands on a corner plot with gardens to three sides. The front and side with mature panted borders. The terraced rear garden adjoins open space, with a useful outhouse and paved patio at the lower level with steps leading to an upper area with lawn and planted borders.

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

Council Tax: South Lakeland District Council - Band C

Tenure: Freehold

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 1



Bedroom 2



Bedroom 3



Shower Room



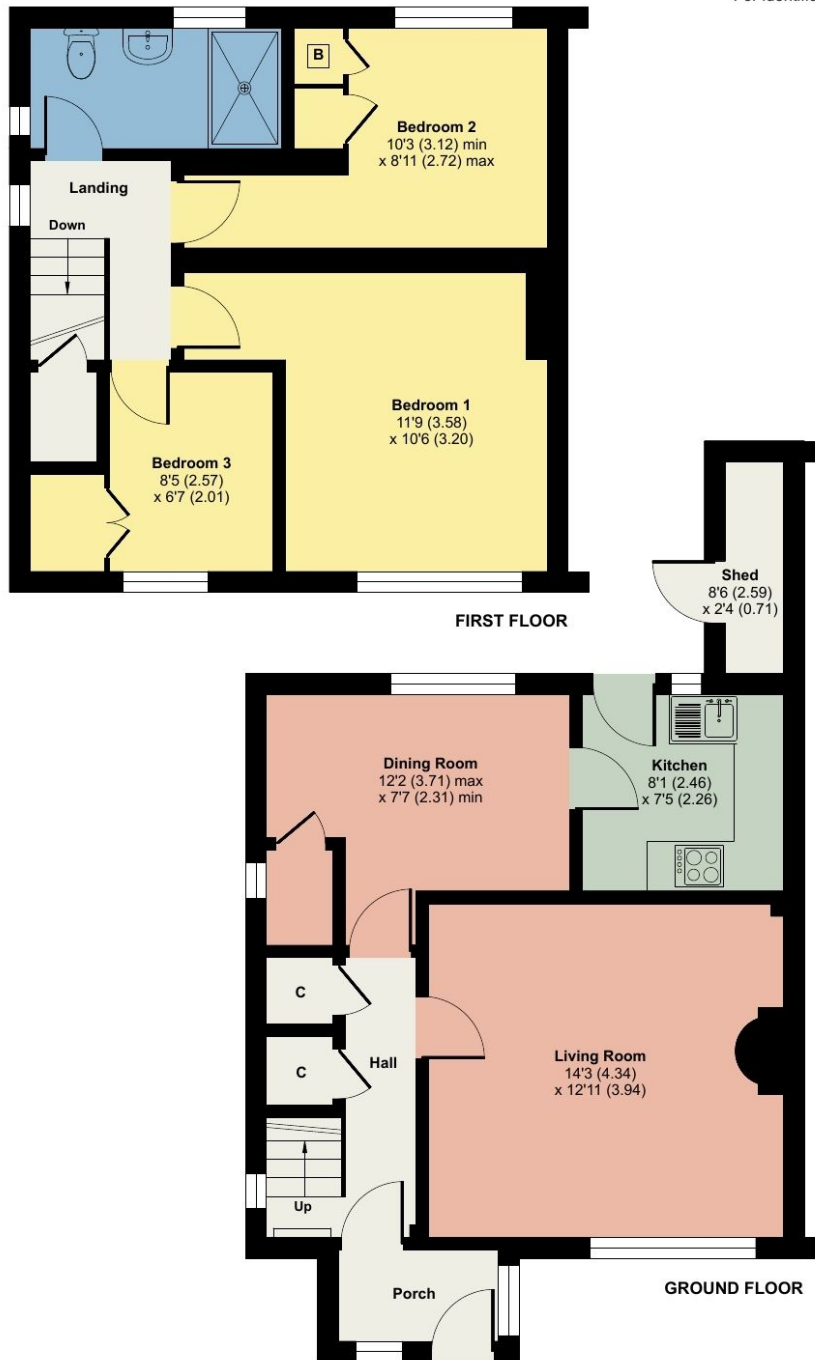
Low Garth, Kendal, LA9

Approximate Area = 944 sq ft / 87.7 sq m

Outbuilding = 20 sq ft / 1.8 sq m

Total = 964 sq ft / 89.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 955934

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 09/03/2023.

Request a Viewing Online or Call 01539 729711