



39 Empsom Road, Kendal  
£285,000





## 39 Empsom Road

### Kendal

A well proportioned semi detached house situated in a pleasant cul de sac location just off Kendal Green to the north Kendal convenient for the towns many amenities both in and around the town which are within easy reach along with the Lake District National Park and the M6

The accommodation briefly comprises entrance hall, sitting room, dining kitchen and entrance hall to the ground floor. The first floor offers three bedrooms and a modern family bathroom. The property has been well maintained and benefits from gas central heating, double glazing, garage and off road parking.

Outside offers garden areas which complement the property to the front with a lawn and to the rear with a terraced garden of lawns and borders.



## GROUND FLOOR

### SITTING ROOM

15' 8" x 13' 10" (4.77m x 4.22m)

Both max. Double glazed window, radiator, electric fireplace with decorative features, built in cupboard.

### KITCHEN/DINER

17' 6" x 8' 5" (5.33m x 2.56m)

Both max. Double glazed door, double glazed window, radiator, good range of base and wall units, stainless steel sink, built in oven, gas hob with extractor/filter over, plumbing for dishwasher and washer dryer, space for fridge freezer, tiled splashback.

### ENTRANCE HALL

8' 5" x 5' 0" (2.56m x 1.53m)

Both max. Double glazed door, double glazed window, built in cupboard.







## FIRST FLOOR

### BEDROOM

14' 9" x 9' 10" (4.5m x 2.99m)

Both max. Double glazed window, radiator, built in wardrobe.

### BEDROOM

10' 4" x 9' 0" (3.16m x 2.75m)

Both max. Double glazed window, radiator.

### BEDROOM

9' 7" x 6' 10" (2.91m x 2.09m)

Both max. Double glazed window, radiator.

### BATHROOM

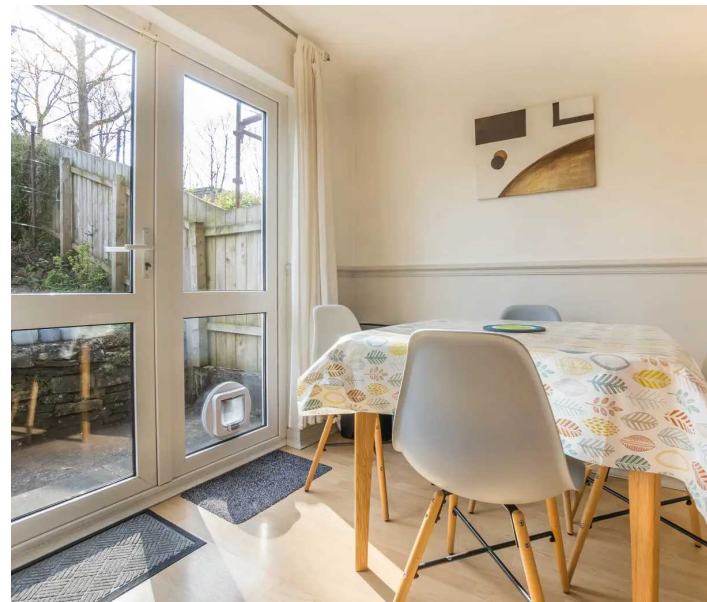
6' 11" x 5' 12" (2.11m x 1.82m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower fitment over, extractor fan, fitted mirror, tiling to walls, tiled flooring.

### LANDING

9' 5" x 6' 10" (2.87m x 2.09m)

Both max. Double glazed window, cupboard housing gas combination boiler.









## OUTSIDE

Garden to the front of the property with a well kept lawn and established hedges. To the rear of the property there is an enclosed garden with lawned areas, stocked borders, established hedges and a small store. Driveway parking for two vehicles.

## GARAGE

14' 1086" x 8' 10" (4.53m x 2.47m) Up and over door, single glazed window, plumbing for washer dryer, light and power.

## EPC RATING D

## SERVICES

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

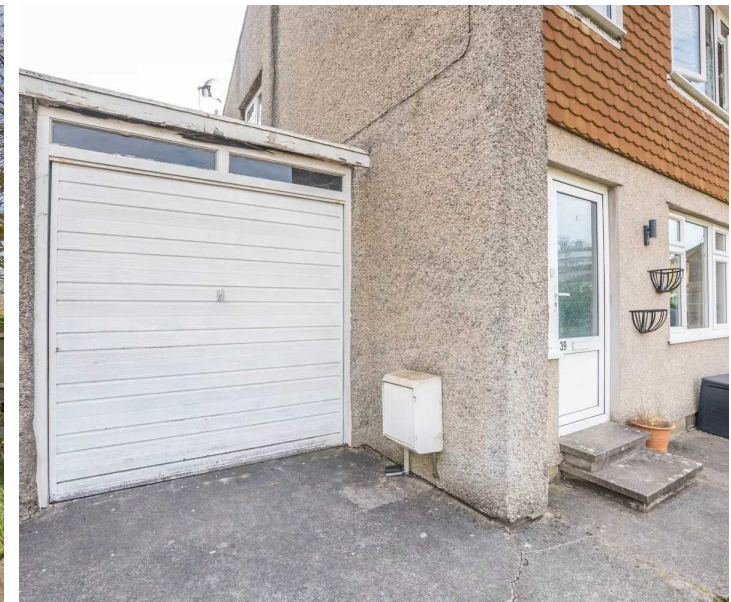
## COUNCIL TAX: BAND C

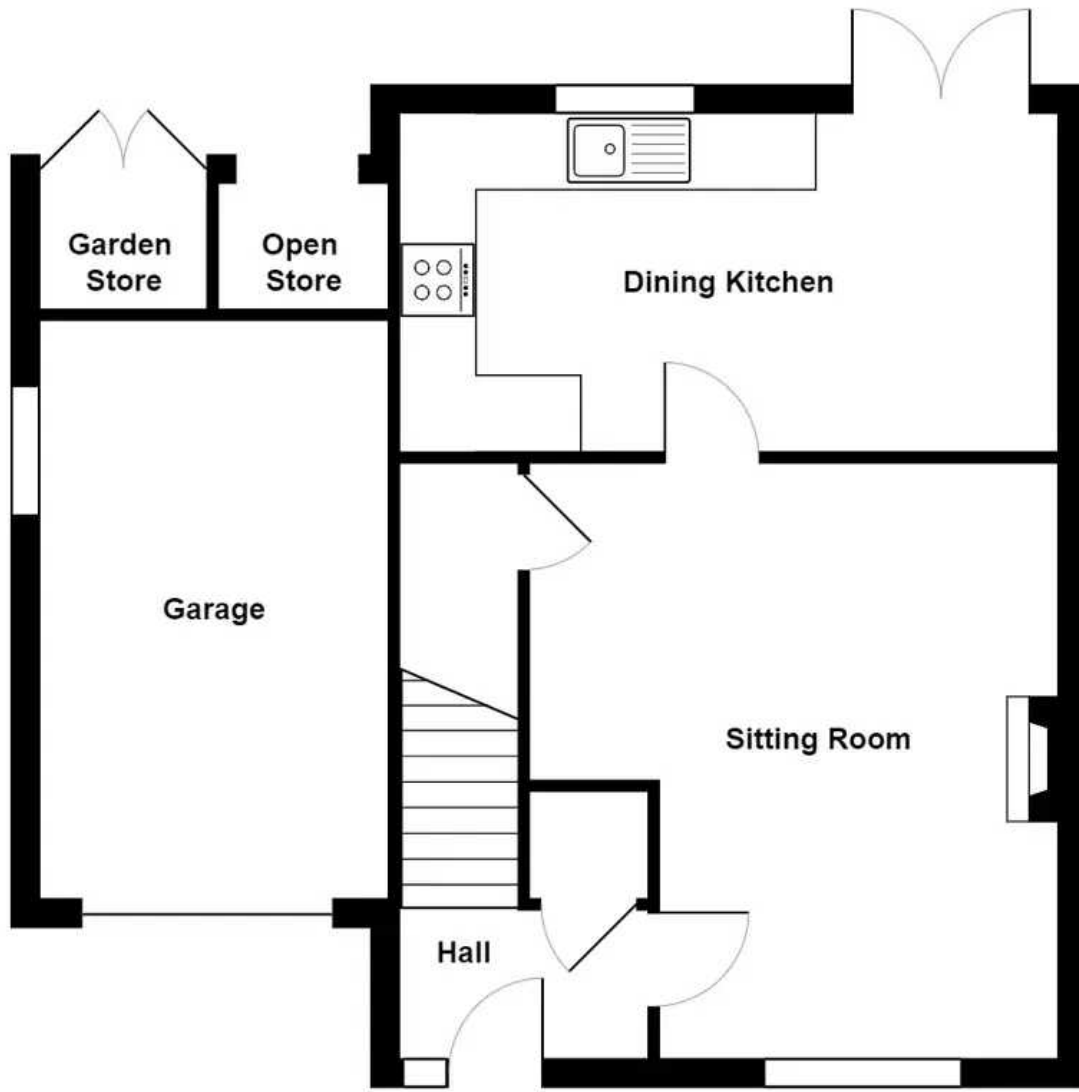
## TENURE: FREEHOLD

## DIRECTIONS

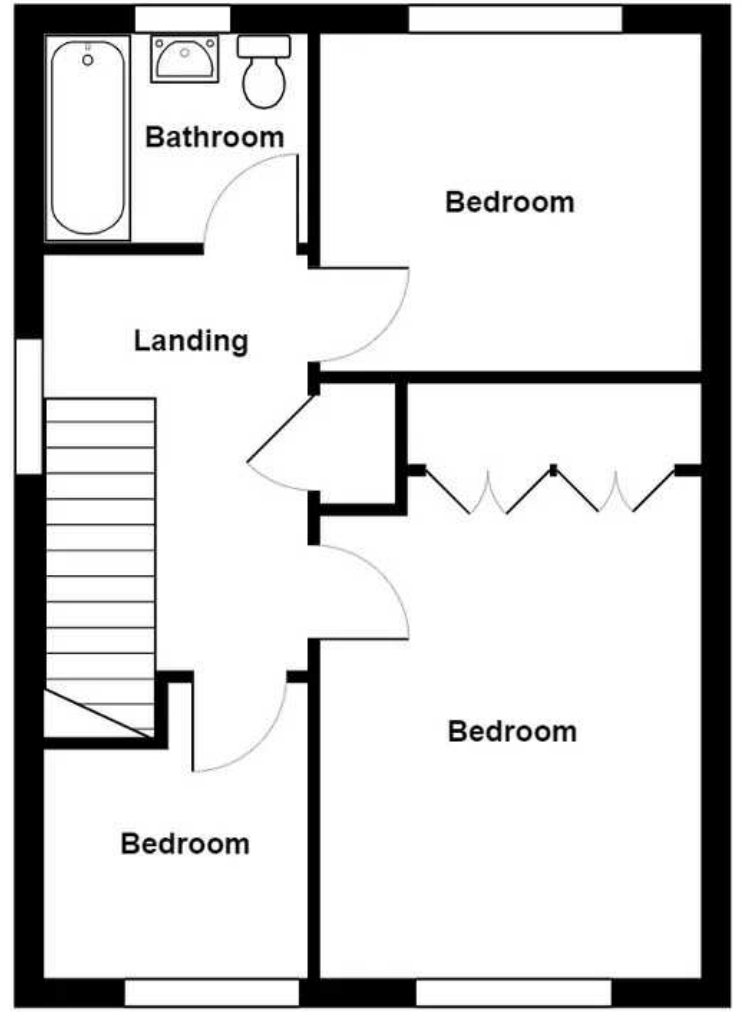
From the Kendal office proceed along Windermere Road and through the traffic lights continuing up the hill. At the crossroads turn right into Green Road and take the second turning on the left. Continue up the hill with Kendal Green on the left and take the next turning on the right into Empsom Road. Follow the road around to the left and number 39 can be found on the right.

**WHAT3WORDS:** firmer.observers.beep.





**Ground Floor**



**First Floor**

39 Empsom Road, Kendal

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