



28 Broad Ing Crescent, Kendal  
£175,000





## 28 Broad Ing Crescent

Kendal

A well presented semi- detached house situated in a popular residential area located to the northern side of the market town of Kendal. The property is conveniently placed for the local amenities which include a convenience store, bus stop, post office and fish and chip shop, is within level walking distance of the Queen Katherine School, adjacent retail park and supermarkets, Station House doctors surgery, Kendal railway station and the many amenities available within the town centre. The property also offers easy access to both the Lake District and Yorkshire Dales National Parks and Junctions 36 & 37 of the M6.

The well presented accommodation briefly comprises of a sitting, kitchen to the ground floor and two bedrooms and a bathroom to the first floor. The property benefits from double glazing and gas central heating.

Outside offers gardens to the front and rear with a well kept lawn, rockery features and patio seating areas with off road parking to the front.



## GROUND FLOOR

### SITTING ROOM

15' 1" x 10' 8" (4.59m x 3.25m)

Both max. Two double glazed windows, radiator, living gas flame fireplace.

### KITCHEN

10' 2" x 7' 10" (3.11m x 2.4m)

Both max. Single glazed door, double glazed window, base and wall units, stainless steel sink, space for oven, fridge freezer, washer dryer, built in cupboard housing gas combination boiler, tiled splashback.

### ENTRANCE HALL

8' 4" x 6' 2" (2.55m x 1.88m)

Both max. Single glazed door, radiator, understairs storage.

## FIRST FLOOR

### BEDROOM

16' 10" x 10' 4" (5.12m x 3.15m)

Both max. Two double glazed windows, radiator.

### BEDROOM

10' 6" x 7' 11" (3.19m x 2.42m)

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

### BATHROOM

6' 0" x 5' 8" (1.84m x 1.72m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath with mixer shower, fully tiled walls, fitted mirror, built in cupboard.

### LANDING

5' 10" x 2' 9" (1.79m x 0.85m)

Both max. Double glazed window, loft access.







## OUTSIDE

A well kept enclosed rear garden with patio areas, lawn, well stocked borders with rockery features and a generous sized shed. To the front there are hedges with well stocked borders and rockery features.

## OFF ROAD

Driveway parking for one vehicle.

## EPC RATING D

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

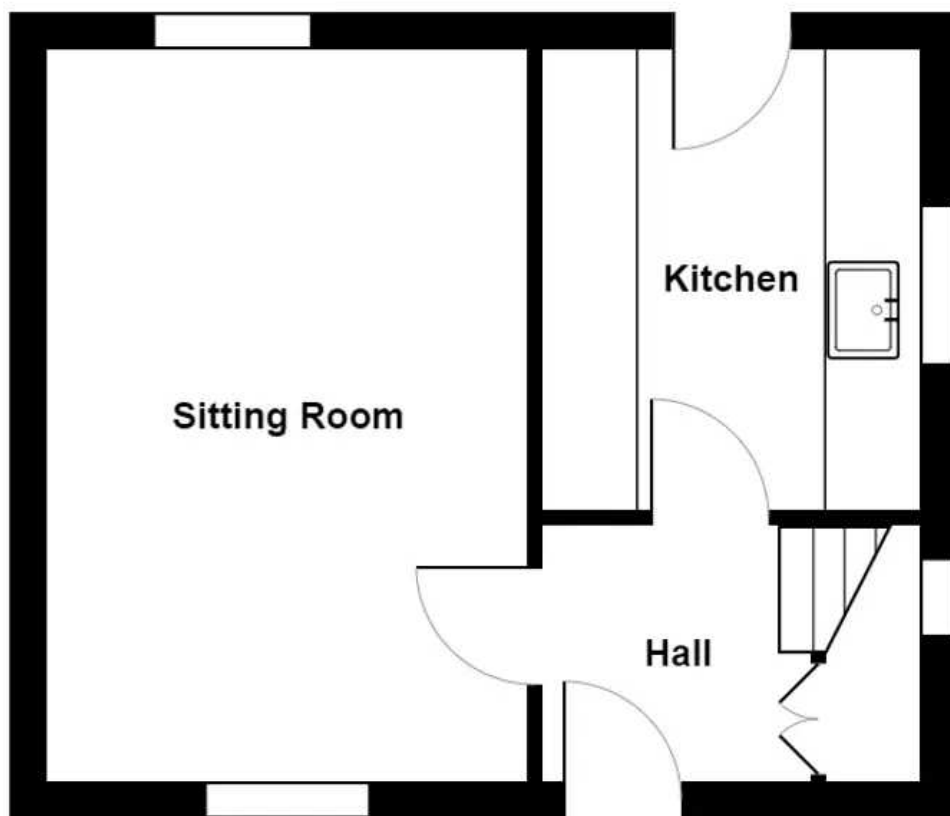
## TENURE:FREEHOLD

## COUNCIL TAX:BAND B

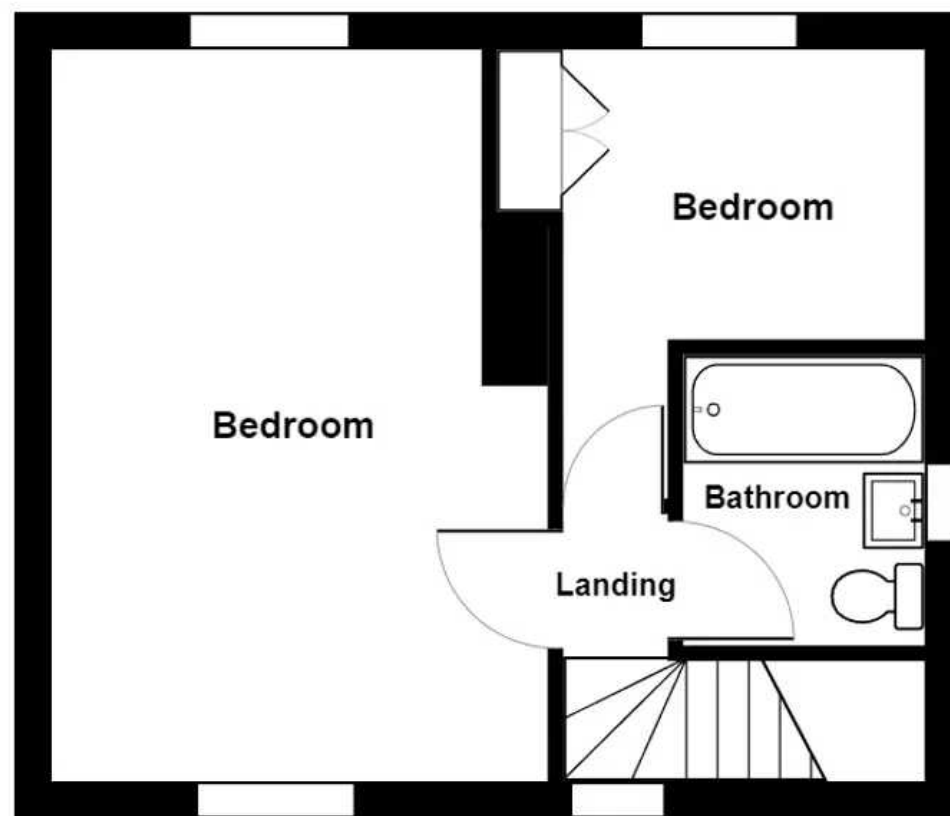
## DIRECTIONS

From Kendal train station follow Shap Road then take a right onto the A685 followed by a right onto Sandylands Road, take the third left onto Broad Ing road and then the right onto Broad Ing Crescent where number 28 is located on the left. **WHAT3WORDS:**proceeds.burgles.waxes.





**Ground Floor**



**First Floor**

28 Broad Ing Crescent, Kendal

Total Area: 52.5 m<sup>2</sup> ... 565 ft<sup>2</sup>

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

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