



Kendal

£195,000

11 Brockbeck, Kendal, Cumbria, LA9 5LG

A well-maintained mid-terraced house that offers recently decorated and carpeted living space with a fitted dining kitchen and living room on the ground floor and three good bedrooms and modern bathroom on the first floor. The property has the benefit of a planted front garden and a terraced rear garden with patio, artificial turf and a decked area and open shelter.

Situated on Kirkbarrow the property is ideally located for Ghyllside primary school and within walking distance of the town. Gas central heating and UPVC double glazing are installed, and with no upward chain and early possession available the next step is an appointment to view.

Quick Overview

- Traditional mid terraced property
- Living room & dining kitchen
- Three bedrooms & modern bathroom
- Front & rear garden
- Gas Central heating
- UPVC double glazing
- Convenient location
- Early viewing recommend
- No upward chain
- Ultrafast Broadband Speed upto 1000MBPS



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1000 MBPS



On Road Parking

Property Reference: K6685



Living Room



Dining Kitchen



Dining area



Rear Aspect & Garden

Location: Situated to the south of the town centre. The property can be found by turning off Milnthorpe Road, onto Glebe Road following the road along to a roundabout, cross the roundabout onto Anchorite Field and then take the first right onto Brockbeck with number 11 being found on your right overlooking the playground.

Property Overview: This traditional mid terraced property enjoys a convenient location, within easy walking distance of Ghyllside primary school and the town centre with all its amenities.

The property has an easy to manage layout that benefits from gas central heating and double glazing. From the small entrance hall, a staircase leads up to the first floor.

The spacious living room full of light enjoys a pleasant aspect to the front. Leading then through into the dining kitchen.

The dining kitchen has two windows and sliding patio doors opening to the rear garden. Fitted with a range of wall and base units with complementary working surfaces and tiled splashbacks. Kitchen appliances include a built-in oven and a four-ring gas hob with cooker hood and extractor over. Plumbing for a washing machine and space for a fridge freezer, together with a useful understairs cupboard with window and light.

Upstairs you will find three good sized double bedrooms, one with a pleasant aspect to the front and two overlooking the rear garden with one having a deep overstairs cupboard housing the gas boiler.

The modern bathroom with complementary tiled walls, and a three-piece suite in white comprising; a panel bath with Triton shower over, a pedestal wash hand basin and WC.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Sitting Room

13' 10" x 13' 1" (4.22m x 3.99m)

Dining Kitchen

16' 5" x 7' (5m x 2.13m)

First Floor

Landing

Bedroom 1 (rear)

12' x 9' 5" (3.66m x 2.87m)

Bedroom 2 (rear)

10' 5" x 8' 7" (3.18m x 2.62m)

Bedroom 3 (front)

10' 2" x 9' 1" (3.1m x 2.77m)

Bathroom

Outside: The property has a small garden to the front with mature hedge screen, gravelled and planted areas.

To the rear is a private enclosed garden being terraced with paved patio and steps up to the upper levels with artificial turf, decking and an open shelter.

Tenure: Freehold

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

Council Tax: Westmorland and Furness Council - Band B

Viewing: 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

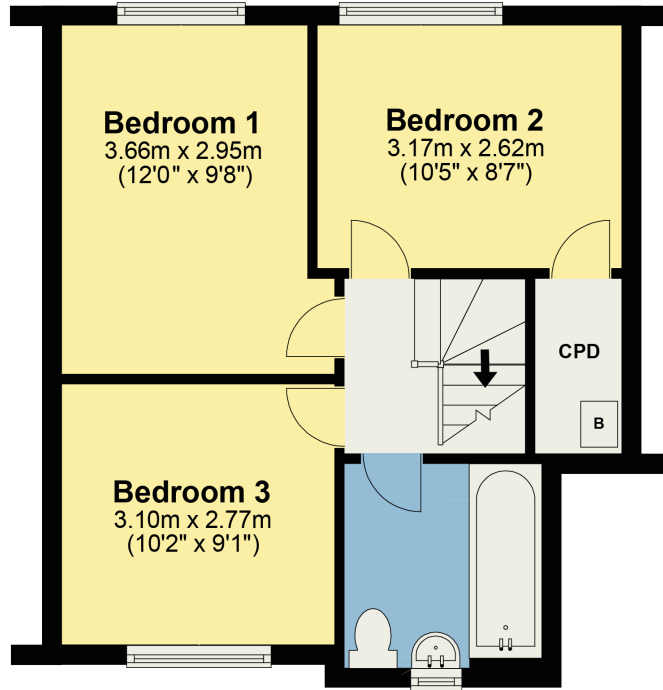


Bedroom 3

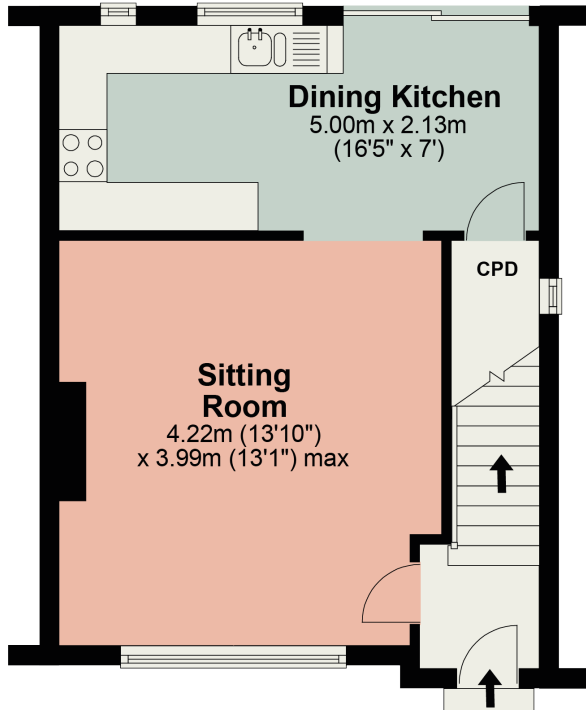


Bathroom

First Floor



Ground Floor



Total area: approx. 70.4 sq.metres (757.4 sq. feet)

For illustrative purposes only. Not to scale. REF: K6685

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