



4 Cross Street, Kendal  
£140,000



## 4 Cross Street

Kendal

A well presented mid terrace house conveniently situated in a popular residential area within the market town of Kendal offering a central location and level walking distance to all of the local amenities. The property is ideal for first time buyers or those wishing to purchase an investment

The accommodation which briefly comprises sitting room, kitchen, double bedroom and four piece bathroom. The property benefits from double glazing and gas central heating.

Outside offers permit parking.

### GROUND FLOOR

#### SITTING ROOM

10' 2" x 9' 8" (3.11m x 2.94m)

Both max. Double glazed door, double glazed window, radiator, built in cupboards.

#### KITCHEN

8' 2" x 7' 3" (2.5m x 2.2m)

Both max. Double glazed window, base and wall units, stainless steel sink, space for oven, space for fridge freezer, plumbing for washer dryer, tiled splashback, gas combination boiler.

## FIRST FLOOR

### LANDING

3' 1" x 2' 9" (0.95m x 0.84m)

Both max. Double glazed window.

### BEDROOM

13' 1" x 8' 2" (3.98m x 2.48m)

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

### BEDROOM

10' 2" x 7' 9" (3.1m x 2.35m)

Both max. Double glazed window, radiator, loft access.

### BATHROOM

10' 5" x 4' 3" (3.18m x 1.29m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath with mixer shower, partial tiling to walls.

### PARKING

Permit parking

### EPC RATING D

### SERVICES

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

### COUNCIL TAX: BAND B

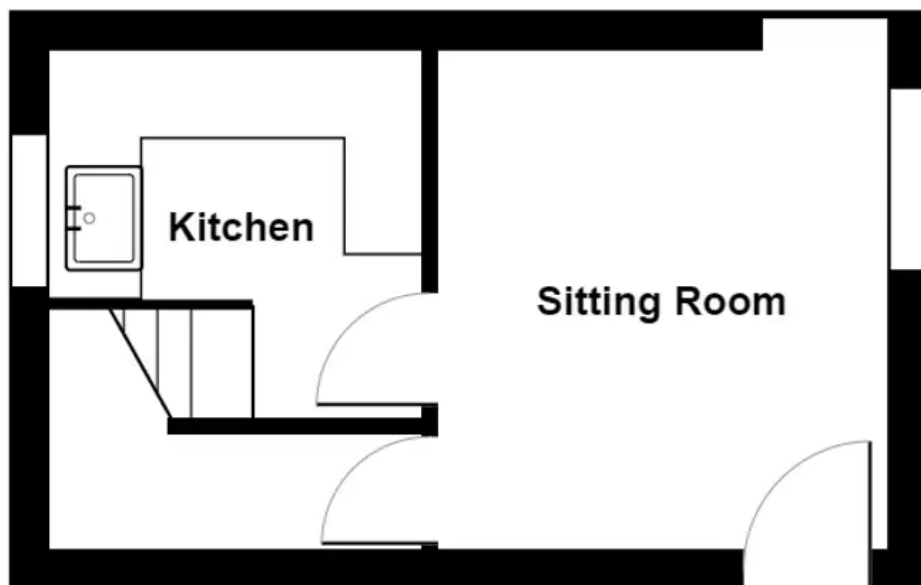
### TENURE: FREEHOLD

### DIRECTIONS

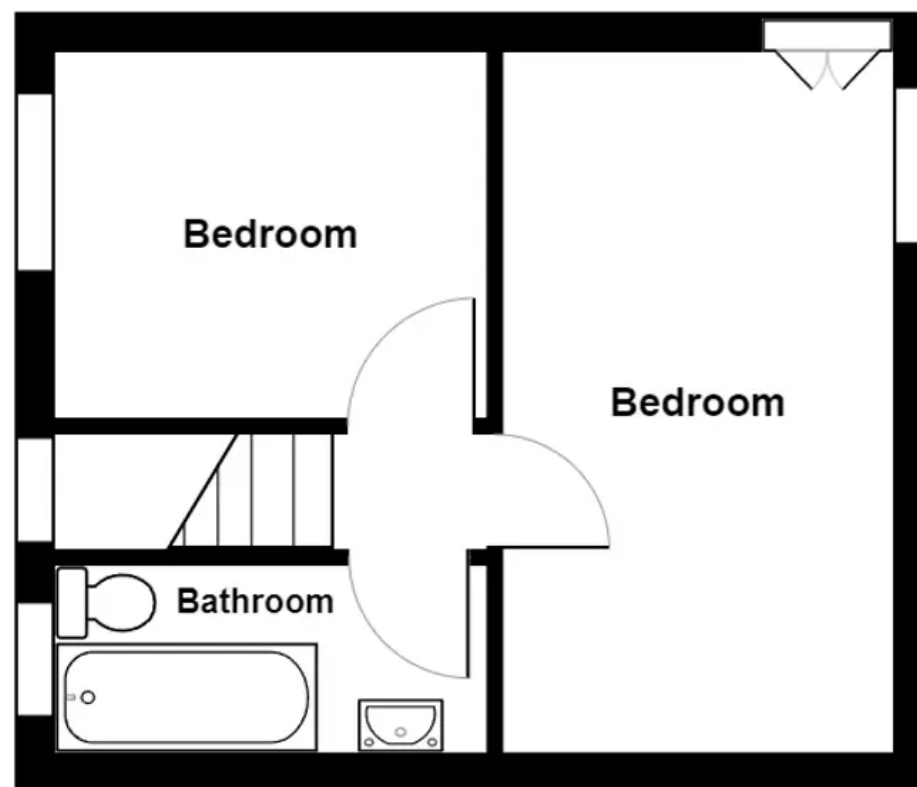
From Kendal town centre follow Stricklandgate to the traffic lights and continue straight on to Windermere Road. Then take the next right on to Union Street and turn left on to Cross Street to find number 4 located on the left.

**WHAT3WORDS:** rugs.mouths.drives.





**Ground Floor**



**First Floor**

4 Cross Street, Kendal

Total Area: 36.2 m<sup>2</sup> ... 390 ft<sup>2</sup>

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@thwestestateagents.co.uk • www.thwestestateagents.co.uk



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