



Kendal

£195,000

5 Vicars Walk, Kendal, Cumbria, LA9 5BZ

A traditional end of terraced house that offers a well-planned layout with a fitted dining kitchen, utility room and living room on the ground floor and two good bedrooms and modern bathroom on the first floor. Complete with the benefit of a driveway providing off-road parking and a low maintenance rear garden.

Situated on Kirkbarrow the property is ideally located for Ghyllside & Dean Gibson primary school's, Kirkbie Kendal School & Kendal College. Also within walking distance of the town. Gas central heating and UPVC double glazing are installed.

Quick Overview

- Traditional end of terraced house
- Well planned living space
- Delightful living room
- Dining kitchen & useful utility
- Two good bedrooms
- Modern bathroom
- Rear enclosed garden
- Driveway with off-road parking
- Conveniently located for town, amenities and local schools
- Broadband speed up to 1000 Mbps



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1000 Mbps



Driveway with off-road parking

Property Reference: K6695



Living room



Living room



Dining kitchen



Utility room

Location: Situated to the south of the town centre. The property can be found by turning off Milnthorpe Road, onto Glebe Road then take the left-hand turn signposted for Vicars Hill and then turn left again onto Vicars Walk and number 5 can be found on your right hand side.

Property Overview: This traditional end of terraced property enjoys a convenient location on a quiet cul-de-sac, 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 UPVC double glazing. From the entrance hall, a staircase leads up to the first floor. With a original pine door opening into;

The delightful living room with the wood burning stove being the focal point. A double glazed window over looks the front aspect and a useful under stairs cupboard with window and shelves is ideal for everyday storage.

The fitted dining kitchen located at the rear of the property has a large window overlooking the rear garden. Fitted with a range of wall, base and drawer units with complementary working surfaces and inset stainless steel sink. There is space for a freestanding oven, fridge freezer and a dishwasher. Cooker hood and a wall-mounted Dimplex boiler. There is a useful utility room with UPVC double glazed window and door to the rear garden and there is plumbing for a washing machine.

Upstairs you will find two good sized bedrooms, one with a pleasant aspect to the front and the second bedroom overlooking the rear garden with bedroom one having a deep over stairs cupboard and alcove which is currently used as a useful wardrobe space.

The modern bathroom with complementary tiled walls, has a three-piece suite in white comprising; a panel bath with Mira shower over, a pedestal wash hand basin and W.C. Chrome towel rail and double glazed window.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

12' 9" x 11' 11" (3.89m x 3.63m)

Dining Kitchen

15' 3" x 9' 2" (4.65m x 2.79m)

Utility Room

7' 8" x 5' 0" (2.34m x 1.52m)

First Floor:

Bedroom One

11' 2" x 10' 10" (3.4m x 3.3m)

Bedroom Two

10' 7" x 8' 7" (3.23m x 2.62m)

Bathroom

Outside: The property has the benefit of a driveway to the front of the property providing off-road parking for 2 vehicles.

To the rear is a enclosed garden which can be accessed from the side gate. With lawn and decking. Plenty of space for all the family to enjoy.

Tenure: Freehold

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

Council Tax: Westmorland and Furness Council - Band B

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 one



Bedroom two



Bathroom

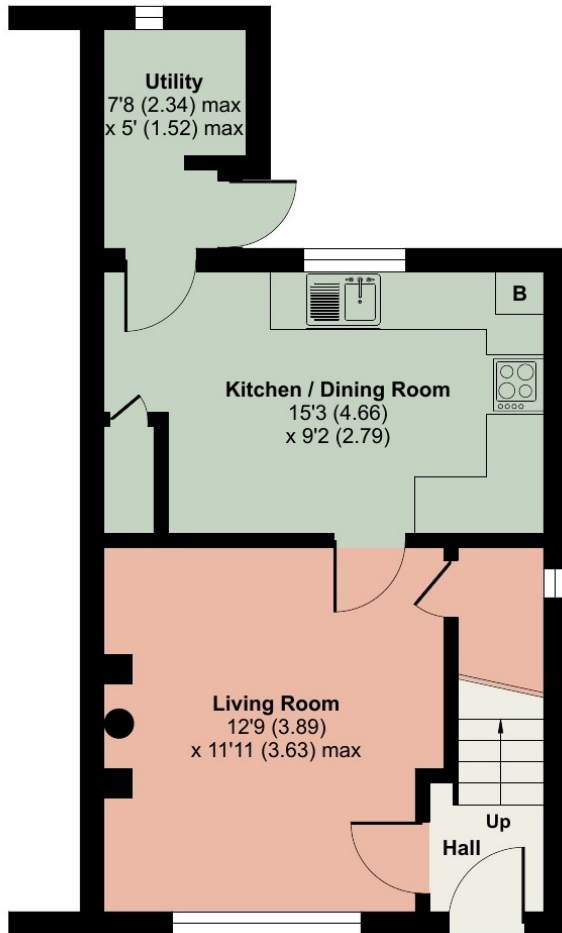


Rear garden

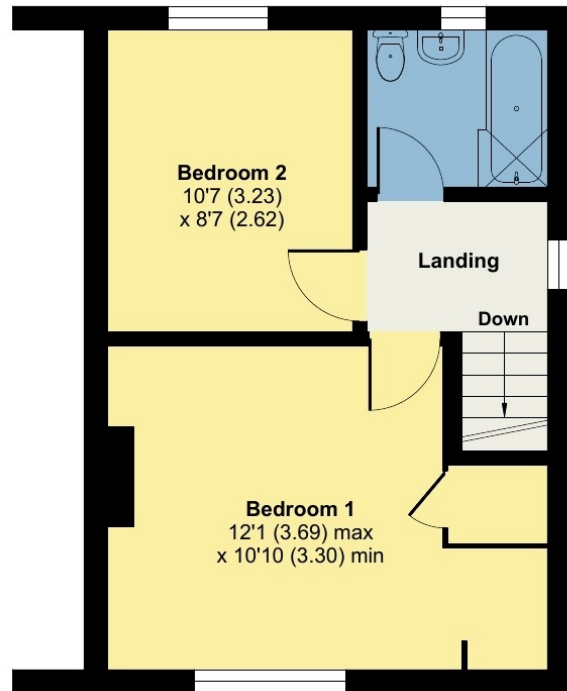
Vicars Walk, Kendal, LA9

Approximate Area = 737 sq ft / 68.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 1005263

A thought from the owners..."This house has been our home for 7 years. The cul-de-sac is a friendly, quiet road where everyone helps each other. The house is a warm, bright and lovely place to live!"

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