



# Kendal

£225,000

26 Wasdale Close, Kendal, Cumbria , LA9 7JQ

Tastefully decorated and well-presented this modern two bedroom terraced home is tucked away on a quiet cul-de-sac enjoying a delightful enclosed private rear garden and that all-important off road parking! Convenient location for shops, post office, Dr's surgery the Kendal Leisure Centre and good Ofsted rated primary and secondary schools.

An easy to manage layout with the excellent fitted kitchen and living room to the ground floor. On the first floor there is two good-sized bedrooms and bathroom. The property benefits from gas central heating and UPVC double glazing throughout. A home ideal for the first-time buyer or for those purchasers seeking an investment. Don't just do a drive-by, call for a brochure or look on our website and realise why you should come inside and see. With no upward chain and early possession available, the next step is an appointment to view.

## Quick Overview

Well presented terraced home

Living room & fitted kitchen

Two bedrooms & bathroom

Private parking space

Rear enclosed garden

Gas central heating

Rear enclosed garden

UPVC double glazing throughout

No upward chain

Ultra fast Broadband speed up to 1000 MBPS



2



1



1



C



1000 MBPS



Private parking space

Property Reference: K6710



Entrance Hall



Living Room



Living Room



Fitted Kitchen

**Location:** Wasdale Close is situated on the popular Castle Meadows development. Turn left off Oxenholme Road into Heron Hill follow the road onto Hayfell Avenue and continue past the Primary School on the left. Bear left into Wasdale Close and take the second turning left into the cul-de-sac and number 26 can be found on your right hand side.

**Property Overview:** This well presented modern terraced town house offers the perfect purchase for those looking to get on the property ladder with their first home, or perhaps those seeking a buy to let property that is ready for the lettings market.

The current owner has created a warm and welcoming home together with an enclosed garden gravelled for ease of maintenance with paved patio.

The entrance hallway with attractive flooring has a useful cupboard with wall-mounted gas boiler that provides excellent storage with space for the Hoover, ironing board and coats.

You will find a door on your right to the kitchen. Fitted and equipped with a range of wall, base and draw units with complementary working surfaces inset single stainless-steel bowl with drainer. Kitchen appliances include a built-in oven and four ring electric hob with cooker hood and extractor over, radiator, plumbing for washing machine and space for fridge freezer.

The living room is warm and welcoming with double glazed sliding patio doors and window the enclosed rear garden. Coving to ceiling, TV aerial point, two radiators and large under stairs cupboard with hanging hooks.

Upstairs are two bedrooms and the bathroom. Bedroom one is a double with a deep over stairs cupboard and overlooking the rear garden with a double glazed window, radiator and built in wardrobe. Bedroom two faces the front elevation with two double glazed windows, radiator and two deep built-in cupboards.

The house bathroom has a three piece suite comprising; a panel bath with shower over, pedestal wash hand basin and W.C. Complementary part tiled walls, vertical towel radiator and extractor fan.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Kitchen

12' 1" x 6' 0" (3.68m x 1.83m)

Living Room

15' 6" x 12' 5" (4.72m x 3.78m)

First Floor:

Landing

Bedroom One

11' 3" x 10' 2" (3.43m x 3.1m)

Bedroom Two

10' 10" x 9' 1" (3.3m x 2.77m)

Bathroom

**Outside:** The property benefits from a private parking space two visitor parking spaces for use by numbers 25,26,27 and 28. To the rear is an enclosed garden gravelled for ease of maintenance with paved patio and a gate to a rear pedestrian access lane.

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

**Council Tax:** Westmorland & Furness Council - Band C

**Tenure:** Freehold

**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.

**What3Words:** ///straw.play.wages



Bedroom One



Bedroom Two

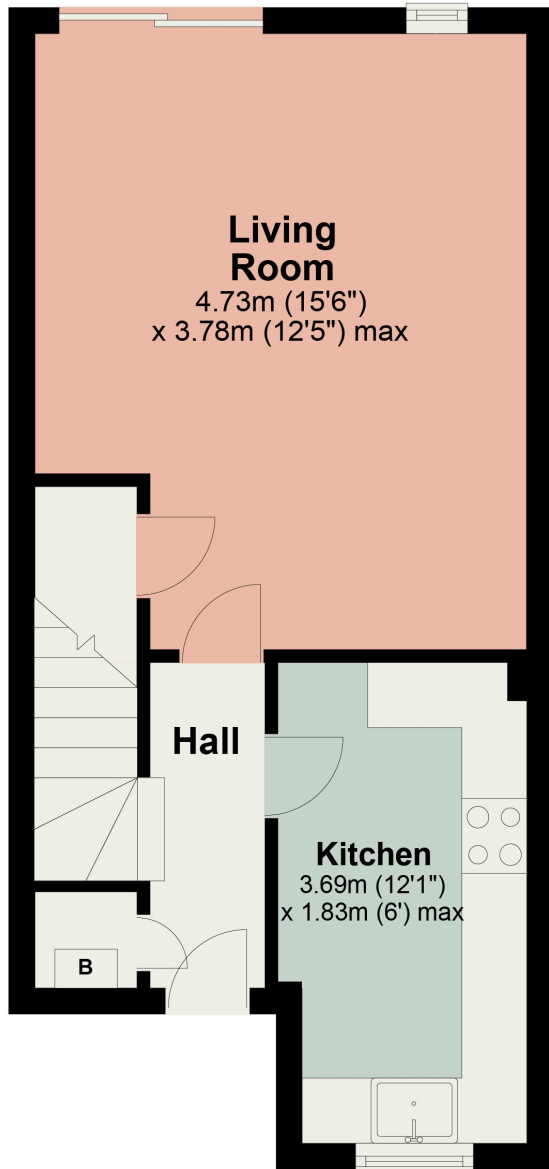


Bathroom

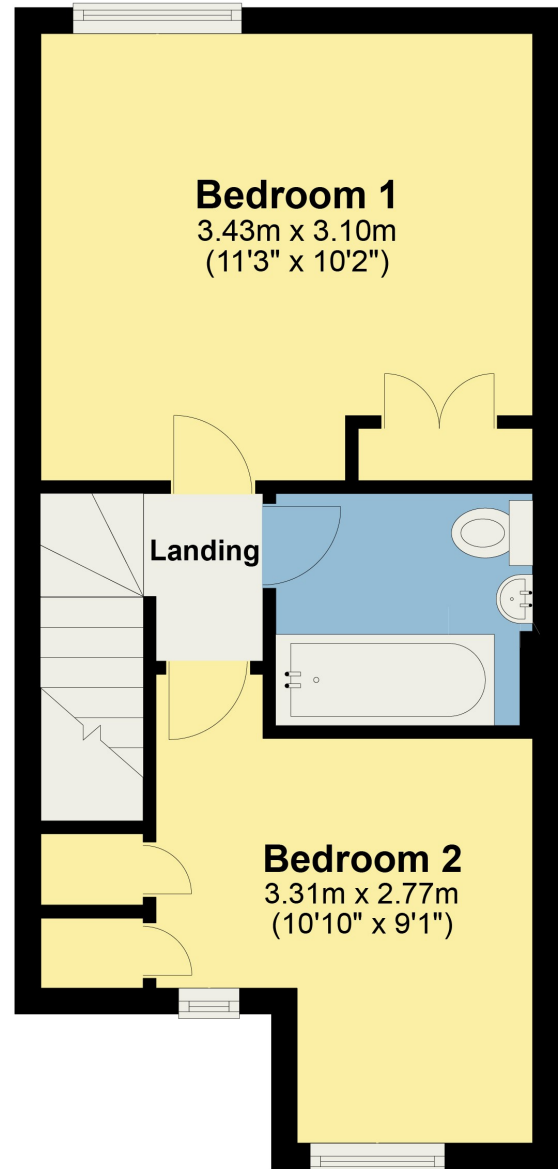


Rear Garden

## Ground Floor



## First Floor



Total area: approx. 58.9 sq. metres (633.6 sq. feet)

For illustrative purposes only. Not to scale. REF: K6710

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/08/2023.

Request a Viewing Online or Call 01539 729711