



9 Castle Riggs, Kendal
£280,000



9 Castle Riggs

Kendal

A well proportioned semi detached house situated in a popular residential area with views of Kendal Castle. The property is pleasantly located towards the head of a cul-de-sac, within level walking distance of the local convenience store and is conveniently placed for the many amenities available both in and around Kendal's market town. The location offers easy access to the mainline railway station at Oxenholme and is within easy reach of the M6 and both the Lake District and Yorkshire Dales National Parks.

The well presented accommodation briefly comprises of an entrance hall, sitting room, breakfast kitchen, conservatory and bathroom to the ground floor and three bedrooms to the first floor. The property benefits from double glazing to all but the front door and gas central heating.

Outside offers ample driveway parking to the front of the garage and a delightful rear garden with views out across to Kendal castle.

GROUND FLOOR

SITTING ROOM

13' 2" x 11' 5" (4.01m x 3.47m)

Both max. Double glazed window, radiator, multi fuel stove, fitted units.

KITCHEN

13' 11" x 11' 1" (4.25m x 3.38m)

Both max. Double glazed door, two double glazed windows, good range of base and wall units, sink, integrated double oven, electric hob, extractor/filter over, space for fridge freezer, plumbing for washer dryer, integrated dishwasher, breakfast bar, tiled splashback, tiled flooring.

BATHROOM

8' 3" x 2' 8" (2.51m x 0.82m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with electric shower over, fully tiled walls, recessed spotlights, tiled flooring.

CONSERVATORY

13' 0" x 10' 2" (3.95m x 3.11m)

Both max. Double glazed door, double glazed window, electric radiator, wood flooring.

ENTRANCE HALL

4' 5" x 3' 4" (1.35m x 1.02m)

Both max. Single glazed door, radiator.





FIRST FLOOR

BEDROOM

12' 2" x 9' 8" (3.71m x 2.94m)

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

BEDROOM

11' 3" x 7' 7" (3.43m x 2.32m)

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

BEDROOM

8' 9" x 7' 2" (2.67m x 2.18m)

Both max. Double glazed window, radiator.

LANDING

4' 7" x 3' 4" (1.40m x 1.02m)

Both max. Double glazed window, loft access.





OUTSIDE

An enclosed garden to the rear with views of Kendal castle which includes a well kept lawn, borders and hedges. A shed is included with the garden.

GARAGE

17' 65" x 8' 62" (5.38m x 2.63m) Up and over door, light and power.

EPC RATING D

SERVICES

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

COUNCIL TAX: BAND C

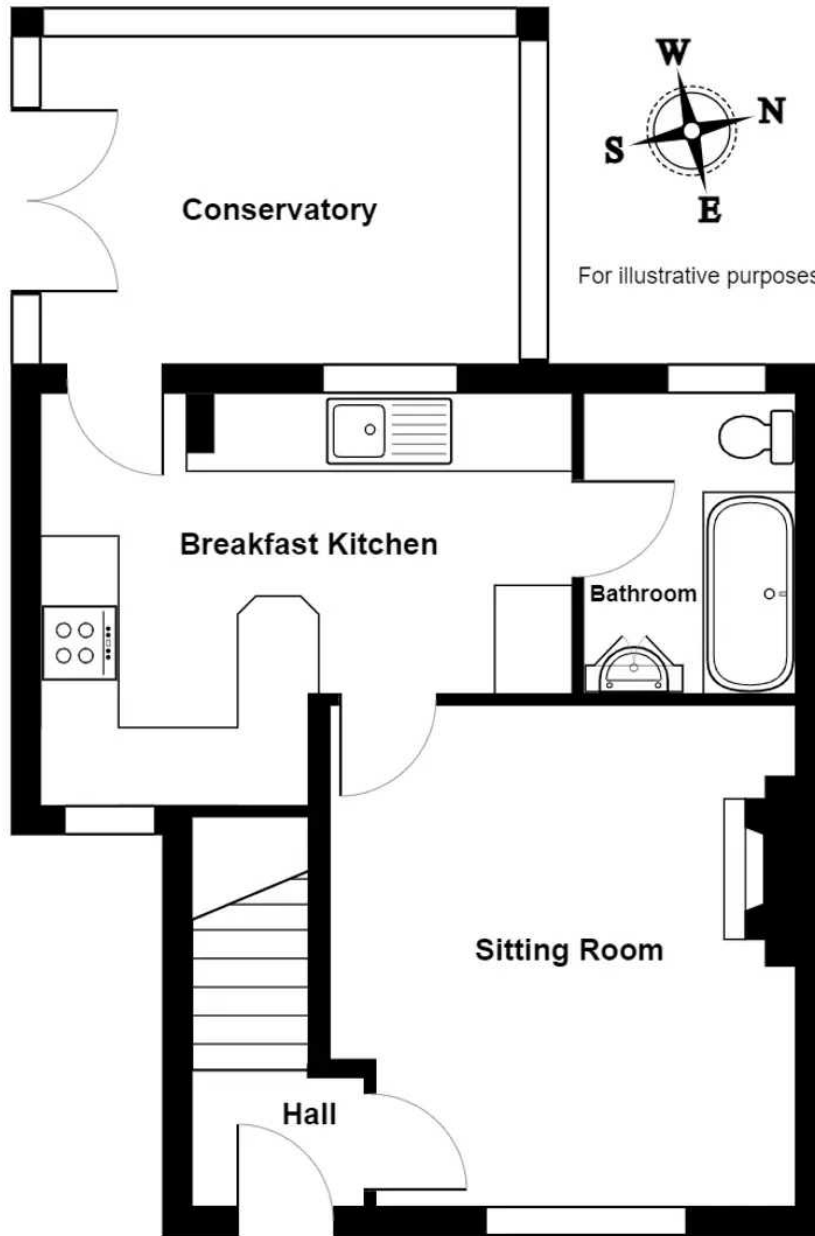
TENURE: FREEHOLD

DIRECTIONS

Leave Kendal on the A684 Sedbergh Road and after passing the Castle Green Hotel turn right on to Parkside Road. Proceed under the railway bridge and take the second right turn on to Castle Drive. Pass Castle Stores and take the next right on to Castle Circle to turn left in to Castle Riggs where number 9 is located on the left towards the head of the cul-de-sac.

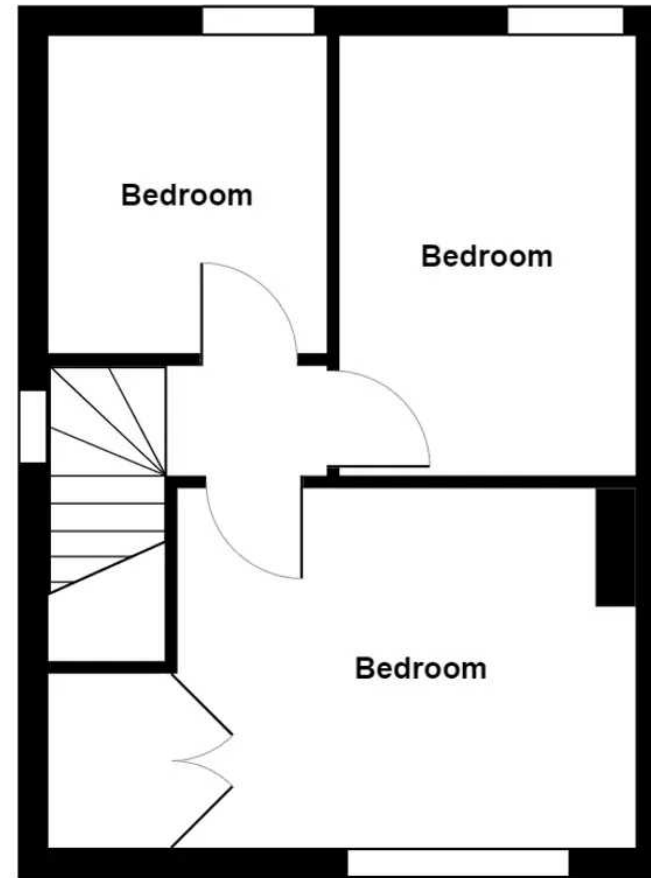
WHAT3WORDS: lines.wedge.line





9 Castle Riggs, Kendal
 Total Area: 74.0 m² ... 797 ft²

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



Ground Floor

First Floor



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