



For Sale
Thomson Hayton Winkley
01539 815700
thwestestateagents.co.uk

3 Echo Barn Hill, Kendal
£200,000



3 Echo Barn Hill

Kendal

An appealing well proportioned semi-detached family home with a generous private rear garden situated in a popular residential area within the market town of Kendal. The property has lovely views from both the front and rear aspect. The location is conveniently placed for the many amenities available within the town, including Vicarage Park and Ghyllside primary schools and also Kirkbie Kendal and Queen Katherine secondary schools, and offers easy access to the mainline railway station at Oxenholme, both the Lake District and Yorkshire Dales National Parks and road links to the M6.

The well presented accommodation briefly comprises entrance hall, sitting room and kitchen to the ground floor and three bedrooms and a bathroom to the first floor. The property benefits from double glazing and gas central heating.

Outside offers an impressive enclosed garden to the rear and on road parking.

GROUND FLOOR

ENTANCE HALL

4' 10" x 4' 5" (1.47m x 1.34m)

Both max. Double glazed window, radiator.

SITTING ROOM

14' 8" x 13' 0" (4.46m x 3.97m)

Both max. Double glazed window, radiator, living gas flame fireplace, built in cupboard.

KITCHEN

16' 6" x 7' 5" (5.02m x 2.26m)

Both max. Double glazed window, three double glazed windows, base and wall units, stainless steel sink, space for oven, space for fridge freezer, plumbing for washing machine, tiled splashback, gas combination boiler.

FIRST FLOOR

BEDROOM

12' 6" x 8' 11" (3.82m x 2.73m)

Both max. Double glazed window, radiator, cast iron fireplace.

BEDROOM

9' 10" x 9' 9" (2.99m x 2.98m)

Both max. Double glazed window, radiator, cast iron fireplace.

BEDROOM

8' 8" x 7' 2" (2.65m x 2.19m)

Both max. Double glazed window, radiator.

BATHROOM

6' 5" x 6' 0" (1.96m x 1.84m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over.

LANDING

6' 1" x 3' 1" (1.86m x 0.95m)

Both max. Double glazed window, built in cupboard.



OUTSIDE

An enclosed garden to the rear with hedges all round which surrounds a lawn area with established trees at the far end. There is a small patio area at the back of the property before the lawn. To the front there are stocked borders which are enclosed by hedges.

ON ROAD

On street parking.

EPC RATING D

SERVICES

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

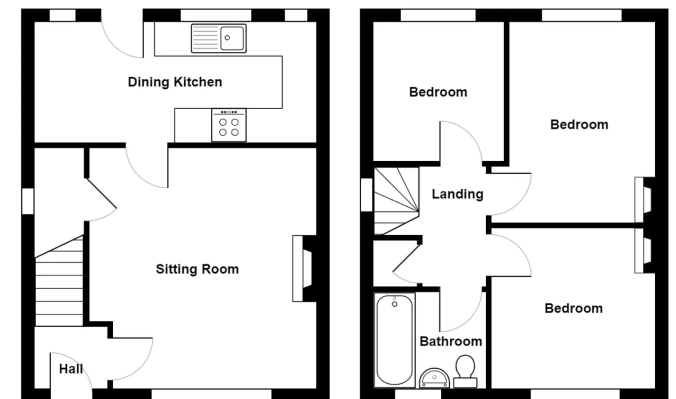
COUNCIL TAX: BAND B

TENURE: FREEHOLD

DIRECTIONS

Entering Kendal via Milnthorpe Road proceed through the traffic lights and proceed past the college entrance to take the next left turn in to Glebe Road. At the mini roundabout turn left on to Anchorite Road and merge in to Echo Barn Hill turning right to find number 3 on the right hand side.

WHAT3WORDS: result.ruby.dizzy



Ground Floor

3 Echo Barn Hill, Kendal
Total Area: 65.8 m² ... 708 ft²

First Floor

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