



5 Kentmere Brow, Kendal

£240,000



Your Local Estate Agents **Thomson Hayton Winkley**



5 Kentmere Brow

Kendal

A well proportioned semi detached house situated within a popular residential location and enjoying views from the front over the town to the Lakeland fells. Being close to local amenities and only a short walk to the town centre, Kendal train station and bus station. Easy access to the Lake District National Park and road links to the M6 Motorway.

The property comprises a sitting room, dining room and kitchen to the ground floor with the first floor having three bedrooms, bathroom and a cloakroom. The property benefits from gas central heating and double glazing.

Outside there are out buildings to the side with ample storage, gardens to the front and rear and street parking.

Council Tax band: B

Tenure: Leasehold

GROUND FLOOR

ENTRANCE HALL

12' 4" x 6' 2" (3.77m x 1.88m)

Both max. Double glazed door, double glazed window, understairs storage.

SITTING ROOM

14' 6" x 13' 9" (4.41m x 4.19m)

Both max. Double glazed bay window, radiator, living gas flame fireplace.

DINING ROOM

10' 0" x 8' 11" (3.06m x 2.71m)

Both max. Double glazed window, radiator.

KITCHEN

11' 5" x 10' 0" (3.47m x 3.05m)

Both max. Double glazed door, double glazed window, base and wall units, stainless steel sink, oven, fridge freezer and washing machine included, tiled splashback.





FIRST FLOOR

LANDING

7' 11" x 6' 8" (2.42m x 2.04m)

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

BEDROOM

11' 11" x 10' 8" (3.63m x 3.25m)

Both max. Double glazed window, radiator.

BEDROOM

11' 11" x 9' 5" (3.62m x 2.86m)

Both max. Double glazed window, radiator, cupboard space with gas boiler.

BEDROOM

9' 9" x 9' 4" (2.97m x 2.85m)

Both max. Double glazed window, radiator.

BATHROOM

6' 3" x 5' 3" (1.91m x 1.61m)

Both max. Double glazed window, two piece suite comprises wash hand basin and bath, partial tiling to walls, built in cupboard housing hot water cylinder.

CLOAKROOM

5' 5" x 3' 1" (1.64m x 0.95m)

Both max. Double glazed window, W.C., partial tiling to walls.

EPC RATING C

SERVICES

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





	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



GARDEN

Gardens to the front and rear with two store rooms and an outside toilet on the side of the property. The rear garden has a gravelled area on either side of a paved path. The front garden has stocked borders with gravelled features and views of the local park.

ON STREET

1 Parking Space

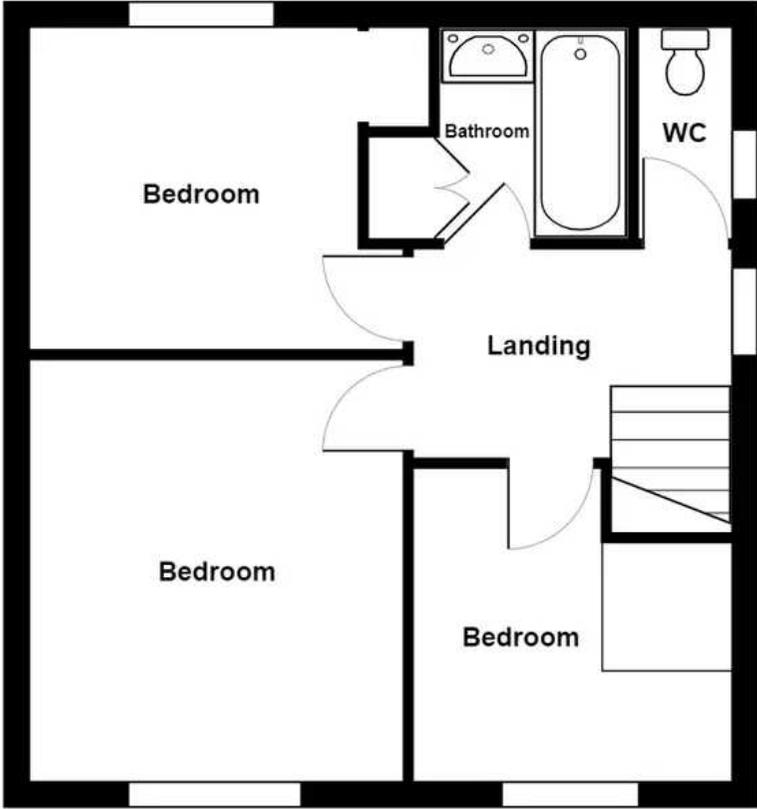
Permit parking.



5 Kentmere Brow, Kendal

Total Area: 100.5 m² ... 1082 ft²

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

First Floor



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