



Kendal

£230,000

11 Hallgarth Circle, Kendal, Cumbria, LA9 5NW

This striking and easily managed end terrace home has been lovingly improved and offers 2 double bedrooms, WOW factor fitted kitchen, shower room and has a sizeable garden in which to enjoy the warmer months. The presentation is to a high standard and the décor neutral, allowing a new owner to walk in and immediately enjoy the wonderful living space. It is within easy reach of local amenities including bus service, schools and transport links, making it an ideal choice for families, professionals, and first-time buyers alike.

Don't miss out on the opportunity to make this modernised end terrace your new home, arrange a viewing and experience the ready-to-walk-in appeal of this stunning property.

Quick Overview

- 2 double bedroom house
- Stylish contemporary kitchen
- Recently fitted shower room
- Spacious tiered garden
- UPVC double glazing
- Immaculate presentation
- 3 useful outbuildings
- Excellent starter home/investment
- Links to M6 and train station
- Viewings are highly recommended



2



1



1



C



Fibribus & Openreach available



On Street Parking

Property Reference: K6776



Entrance hall



Lounge



Kitchen



Dining Area

Location Leaving Kendal on the Windermere Road to the North of the town centre, follow the road up towards Plumgarths roundabout and take a right turn onto Garth Brow, proceed down the hill and bear left into Hallgarth Circle. No 11 can be found on the left hand side.

Property Overview We are delighted to offer this beautifully modernised 2 double bedroom end terrace house, which has been improved by the current owner to offer contemporary style and comfort. With a stunning replacement kitchen and shower room, spacious tiered garden, useful outbuildings, UPVC double glazing, and gas central heating, this property is truly ready to walk in to and will appeal to those seeking a hassle-free move.

As you step inside the entrance hall, you'll immediately notice the attention to detail and high-quality finishes throughout. The layout of the ground floor offers a sense of space offering storage, perfect for modern living. The comfortable lounge enjoys natural light from large picture window to front and there is a central fireplace housing a coal effect gas fire set in ornate surround. The neutral decor creates a fresh and inviting atmosphere, making it the ideal space to relax and unwind. The contemporary replacement kitchen is a standout feature, boasting sleek units, integrated appliances, and ample worktop space. Whether you're a seasoned chef or just enjoy cooking for friends and family, this kitchen will inspire your culinary creativity and incorporates a trendy 'booth' arrangement for dining.

Upstairs, at the landing there is a large and useful walk in storage space housing the gas fired boiler and you'll find two generously sized double bedrooms, bedroom one having a front aspect and handy storage cupboard. The rear bedroom, equally well proportioned and offering a rear garden aspect. The shower room has been tastefully upgraded with modern fixtures and fittings, including large walk in shower with rainfall shower head over, vanity wash hand basin and WC. There is tasteful wood effect panelling to walls and wood effect flooring, extraction and spotlights to ceiling.

Outside, there is a garden space to the front and to the rear a sizeable tiered garden provides the perfect setting for outdoor entertaining or simply enjoying the sunshine. The useful outbuildings (one with power and light) offer additional storage space, keeping your belongings organized and clutter-free. External water tap.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Lounge

13' 5" x 11' 8" (4.11m x 3.56m)

Kitchen/Dining Room

19' 9" x 9' 6" (6.03m x 2.91m)

First Floor Landing

Bedroom 1

13' 7" x 11' 5" (4.16m x 3.49m)

Bedroom 2

10' 8" x 10' 0" (3.26m x 3.06m)

Shower Room

Outside The property has a gated access into the front garden and leads to the entrance door. A rear path leads to the sizeable tiered garden, offering 3 levels and further scope to personalise. There are three useful brick built outhouses for storage. Water tap

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

Tenure Freehold

Council Tax Westmorland and Furness Council - Band C

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 ///quack.decays.upstarts



Bedroom 1



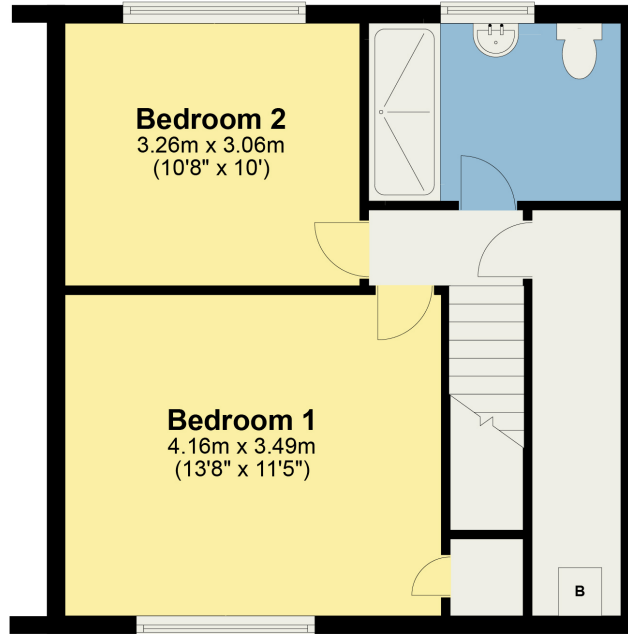
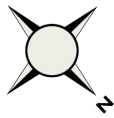
Bedroom 2



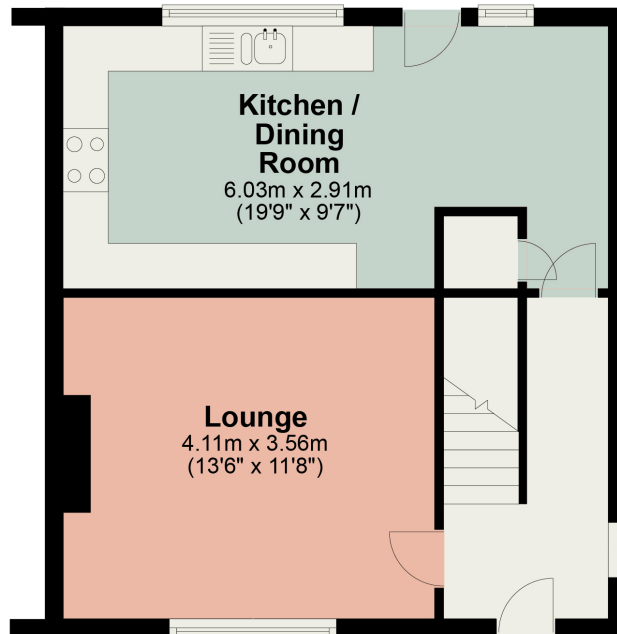
Shower room



Rear garden



First Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: K6776

A thought from the owners... “ We love how accessible the Lakes are from our front door”.

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 08/02/2024.

Request a Viewing Online or Call 01539 729711