



Kendal

£225,000

78 Hallgarth Circle, Kendal, Cumbria, LA9 5NU

Presenting a well-maintained mid terrace property that is impeccably presented throughout. Boasting three generous bedrooms, a charming living room, and a spacious dining kitchen, this home offers ample space for all your needs. The property also features a convenient utility room, perfect for additional storage and laundry.

Outside, you'll find a front and rear garden, providing ample space for outdoor enjoyment. Plus, the property comes with three outhouses, one of which includes a convenient WC. This property allows 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.

Quick Overview

- Mid terrace property
- Living room & dining kitchen & utility room
- Three generous sized bedrooms & house bathroom
- Front and rear gardens
- 3 useful outbuildings
- Immaculate presentation
- UPVC double glazing
- Gas central heating
- Excellent starter home/investment
- Openreach & Fibur available in the area



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Openreach & Fibur are available



On Street Parking

Property Reference: K6781



Entrance Hall



Living Room



Dining Kitchen



Bedroom 1

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 right into Hallgarth Circle. Following the road right round and number 78 can be found on the left hand side opposite the shop.

Property Overview: This beautifully presented three bed mid terrace property offers a stylish and comfortable living space. With three good-sized bedrooms, a spacious living room and a modern dining kitchen, there is plenty of room for relaxation and entertaining.

Upon entering through the front door you soon come to realise this property is ready to move straight into! The staircase to the first floor houses useful storage cupboard.

The comfortable living room enjoys natural light from a large picture window to front and there is a central fireplace housing a coal effect gas fire set in marble and timber surround.

Into the dining kitchen with two UPVC double glazed windows with an aspect to the rear garden. The kitchen is fitted with wall and base units with complementary work surfaces, inset stainless sink with drainer. A range of integrated kitchen appliances include; Lamona oven with four ring gas hob with extractor and fridge freezer. Just to the side of the kitchen is that all important utility room with plumbing for washing machine and dishwasher.

Upstairs to the spacious landing area with access to the large loft space, you will find the three good sized bedrooms and the house bathroom.

Bedroom one and two are generous size double rooms with useful built in wardrobes. Bedroom three is another good size bedroom with an aspect to the front.

To complete the picture is the house bathroom which again is a spacious room with two useful built in linen cupboards, two UPVC double glazed windows and heated towel rail. Three piece suite comprises; a panel bath, wash hand basin and WC.

Accommodation with approximate dimensions:
Ground Floor

Entrance Hall

Living Room

11' 10" x 14' 5" (3.61m x 4.39m)

Dining Kitchen

9' 10" x 15' 4" (3m x 4.67m)

First Floor

Landing

Bedroom 1

11' 10" x 14' 5" (3.61m x 4.39m)

Bedroom 2

9' 10" x 14' 5" (3m x 4.39m)

Bedroom 3

8' 10" x 10' 6" (2.69m x 3.2m)

Bathroom

Outhouse 1

Outhouse 2 with WC

Outhouse 3

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, over three levels complete with a decking area. There are three useful brick built outhouses for storage and one has a WC in.

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 ///fabricate.mixed.scorch



Bedroom 2



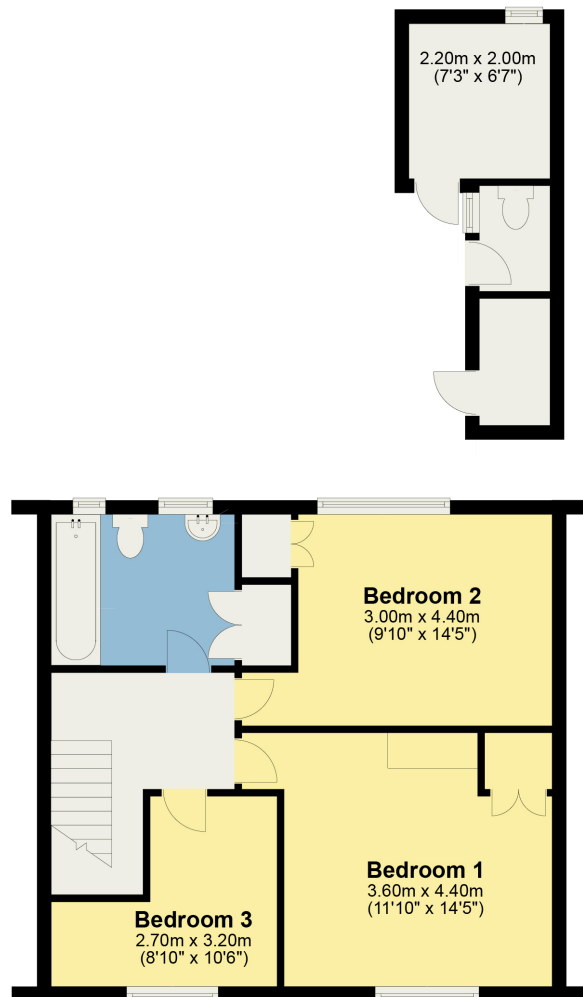
Bedroom 3



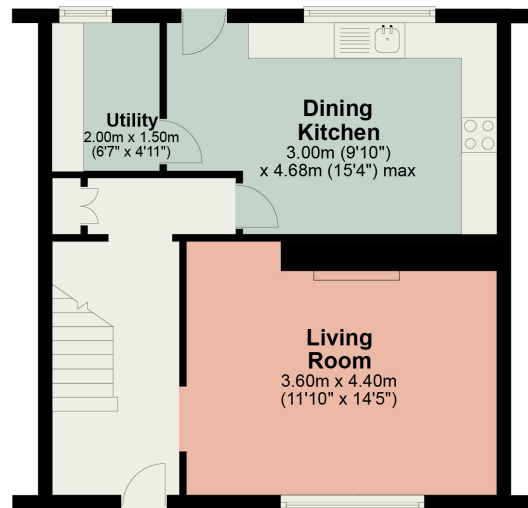
Bathroom



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: K6781

A thought from the owners... " Parking always available. Full length loft has upward development potential".

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