



Kendal

£150,000

2 Low Garth, Kendal, Cumbria , LA9 5NZ

A rare opportunity has arisen, 2 Low Garth is a property which offers good size family accommodation but now needs its next owner to see the scope and potential this home has to offer in the future. With well balanced living space and 3 bedrooms, it encourages those who can see beyond its current condition to bring their thoughts and ideas to transform this property into a fabulous home. With additional useful outbuildings and a sizeable garden, the possibilities here are almost endless.

Located on the Northern fringes of town, this property is positioned particularly well for the local shop, takeaway and St Thomas' Primary School. Major supermarkets and the town centre is only a short drive away or a short bus ride.

Don't miss out on this fantastic chance to reimagine and revitalise a property in a sought-after location. Contact us today to arrange a viewing and start your renovation journey!



Quick Overview

3 bedroom semi detached house

2 reception rooms

Generous garden

Useful outbuildings

In need of full refurbishment

Excellent size family home

Located on close to schools and amenities

Offering excellent scope to improve

Located on regular bus route

No upward chain!

Property Reference: K6798



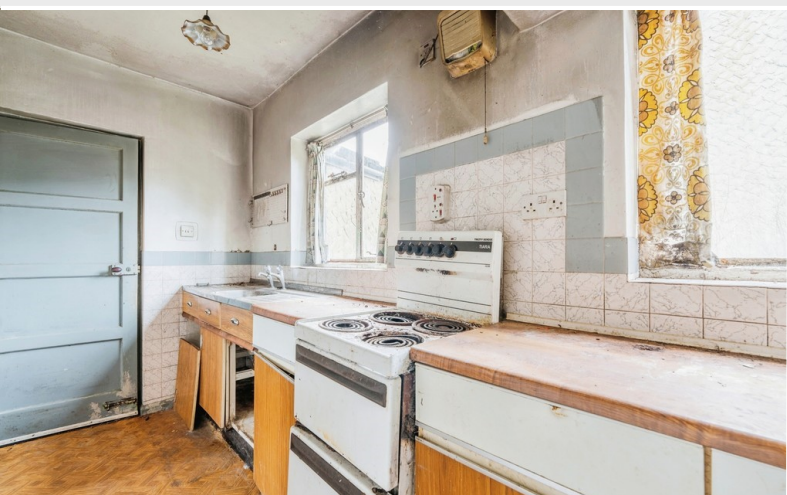
Lounge



Lounge



Dining Room



Kitchen

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. Continue down the hill and take the next left into Low Garth. Number 2 can be found immediately on the left sat back from the road.

Property Overview Nestled on the outskirts of Kendal, this spacious 3-bedroom semi-detached family home presents a prime renovation project. Ideal for those seeking a blank canvas to create their dream home, this property offers ample potential.

Featuring two reception rooms, a kitchen, and three generously sized bedrooms, this home is ready to be transformed into a modern living space. The generous gardens provide the perfect setting for outdoor entertaining and relaxation.

Conveniently located near a primary school, bus services, and town centre amenities, this property offers both tranquillity and accessibility. With no onward chain, seize the opportunity to make this house your own and bring your vision to life.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Lounge 11' 6" x 10' 2" (3.51m x 3.10m)

Dining Room 14' 9" x 11' 2" (4.50m x 3.42m)

Kitchen 11' 2" x 5' 2" (3.42m x 1.59m)

First Floor Landing

Bedroom 1 11' 6" x 10' 1" (3.51m x 3.08m)

Bedroom 2 11' 6" x 11' 2" (3.51m x 3.42m)

Bedroom 3 9' 2" x 8' 2" (2.81m x 2.50m)

Bathroom

Outside To the front of the property is a large garden space with pathway leading to front door. There is side access to the rear garden which provides an excellent, sizeable space for entertaining subject to clearing and landscaping.

Outhouse/Utility 10' 9" x 5' 2" (3.29m x 1.58m)

WC & Store

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.

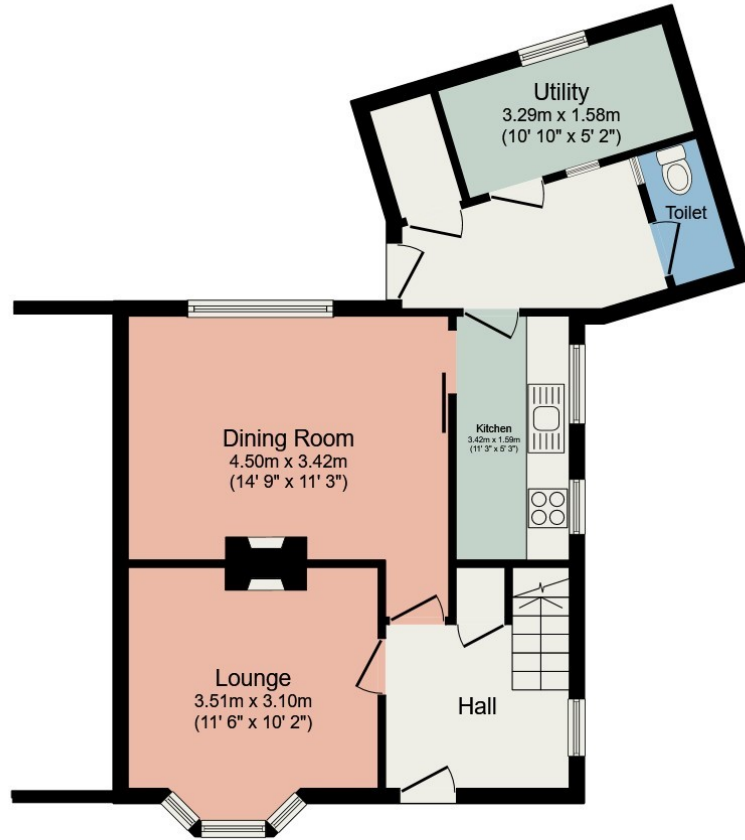


Bedroom 1

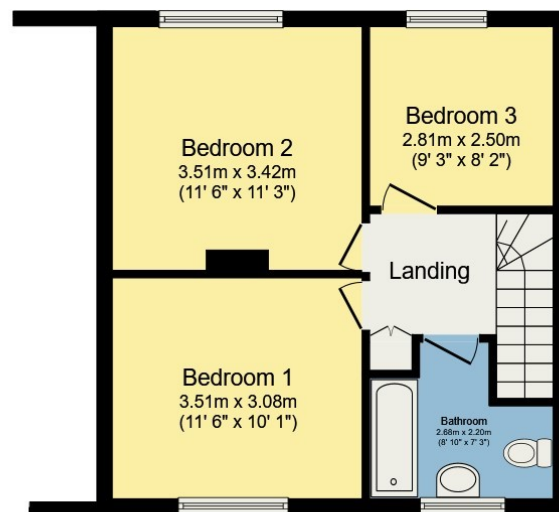


Bedroom 2

Low Garth, Kendal



Ground Floor



First Floor

Total floor area 97.7 m² (1,051 sq.ft.) approx

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.

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