



# Kendal

£225,000

46 Greenwood, Kendal, Cumbria, LA9 5ED

This modern terrace house is situated in a quiet position on the south side of Kendal. The accommodation offers well planned living space with good sized living room, excellent fitted kitchen, two bedrooms and a bathroom.

Double glazed throughout and neutrally decorated with garden to front and rear and off street parking, this property is worth inspecting if you are a first time buyer, looking for a buy to let or bolt hole with great access to the Oxenholme Main Line train station, M6 or Lake District National Park.

## Quick Overview

- Beautifully Presented Mid -Terrace
- Attractive Sitting Room with Patio Doors
- Popular Location to the South of Kendal
- Well Presented Throughout
- Close to Local Amenities
- Close to Local Transport Links
- Ample Storage Space
- Low Maintenance Rear Garden
- Off Road Parking



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Openreach & Fibrus



Off-Road Parking

Property Reference: K6795



Entrance Hall



Kitchen



Living Room



Living Room

**Location:** Situated in a popular residential location just off Brigsteer Road, to find the property from the Town Centre proceed up Allhallows Lane continuing onto Beast Banks turning left onto Brigsteer Road. Turn left at the entrance to Underwood and then left again onto Greenwood follow the road round and down, number 46 can then be found on the left-hand side of the road just before the turning into Cherry Tree Crescent.

**Property Overview:** Beautifully presented, 46 Greenwood has undergone recent modernisation with attention to detail and the real benefit of new windows and neutrally decorated throughout. Moving through the property it is clear to see the love and care that has gone into creating this warm and friendly home making this a perfect first-time buyers home with no compromises.

The ground floor to this well presented home offers attractive living with wooden floor throughout, once in the hallway you will not fail to notice a handy cupboard with hooks, ideal for hanging up those wet jackets and shutting away muddy boots.

From the hallway you are able to access the bright and modern kitchen with views to the front. With wooden flooring the kitchen comprises of all that is required to just move in including a Lamona induction hob, Bosch oven and attractive large porcelain sink.

From the kitchen you lead on to the Living Room that has again been decorated to a delightful standard with another handy, large cupboard. Patio doors open onto the rear garden, this room benefits from a flood of natural light with the ability to extend into the garden on a sunny day.

Upstairs you will find two well presented bedrooms, the largest being to the rear of the property overlooking the garden. With large UPVC windows this bedroom is a real show stopper with lots of space. From Bedroom One along the landing with loft access you come to Bedroom Two with matching built in cupboard and wardrobe space and tastefully decorated this room is a spacious double with plenty of storage space.

The bathroom can be found in between both bedrooms. With attractive tiled flooring and part tiled walls the bathroom comprises: contemporary vanity unit with large sink, WC, bath and Bristan rainfall shower over.

**Accommodation with approximate dimensions:**

**Ground Floor:**

**Entrance Hall**

**Kitchen**

12' 0" x 6' 6" (3.66m x 1.98m)

**Living Room**

15' 7" x 13' 0" (4.75m x 3.96m)

**First Floor:**

**Bedroom One**

13' 0" x 10' 0" (3.96m x 3.05m)

**Bedroom Two**

11' 2" x 9' 10" (3.4m x 3m)

**Bathroom**

**Outside:** The property benefits from a low maintenance garden to the rear with attractive patio, raised borders and drying space.

To the front of the property you will find a tarmac driveway with parking for one and a low maintenance flower bed.

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

**Council Tax** Westmorland and Furness Council - Band C

**Tenure** Freehold.

**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:** ///fans.filer.splash



Bedroom One



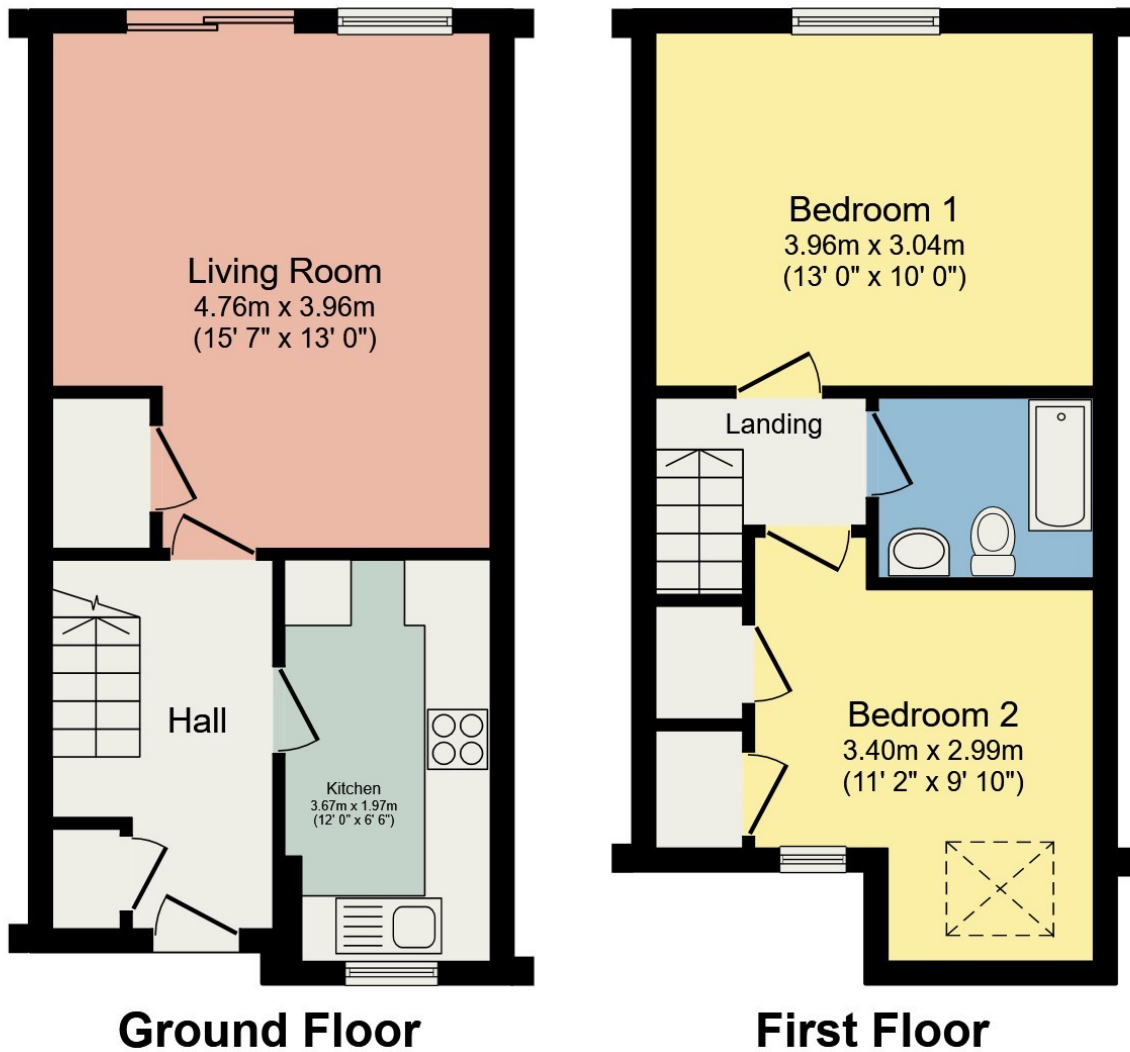
Bedroom Two



Bathroom



Rear Garden



Total floor area 65.1 m<sup>2</sup> (700 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.