



120 Hallgarth Circle, Kendal
£249,950



120 Hallgarth Circle

Kendal

A well proportioned semi-detached house situated in a popular residential area within Kendal. The property is conveniently placed for the community store, local bus routes and the many amenities available both in and around the market town. The location also offers easy access to the Lake District National Park and road links to the M6.

This charming semi-detached house presents an exceptional opportunity for a family seeking a comfortable and well-appointed residence. Arriving at the property you will find ample driveway parking for family and visitors with the added views of Hallgarth Circle to the front. Stepping inside you will find the entrance hall which has the lounge to the right which has views out across the front and could easily be used as a dining room if it suits you. Leaving here and going into the light and airy sitting room that offers picturesque garden views, residents can enjoy the tranquillity of the outdoors from the comfort of their own home. The modern kitchen is next to the sitting room and is equipped with contemporary appliances, with the dining room located at the rear of the property, ideal for entertaining guests and having the added benefit for the garden views to the rear and side and a convenient utility room adds practicality to daily household tasks.

Upstairs, three well-proportioned bedrooms provide ample accommodation for a growing family, serviced by a family bathroom which comprises a W.C., wash hand basin to vanity and a fully panelled shower cubicle. The home is complete with triple glazing, ensuring a quiet and energy-efficient living environment, and gas central heating for added comfort.

Stepping outside, the property continues to impress with a well-kept enclosed garden to the rear, offering a delightful retreat from the hustle and bustle of every-day life. The landscaped garden features multiple patio seating areas, perfect for unwinding in the sunshine. A lush lawn invites outdoor play, while a paved area provides additional space for garden furniture, creating an inviting setting for outdoor gatherings. This outdoor oasis also includes a shed for storage, ensuring ample space for gardening tools and equipment.

- Charming semi-detached family home
- Triple glazing and gas central heating
- Light and airy sitting room with garden views
- Dining room and lounge
- Well kept enclosed garden to rear
- Family bathroom
- Ample driveway parking

EPC RATING D

SERVICES

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

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

Travel out of Kendal on the Windermere Road, taking the right turn on to Garth Brow. Take the next right on to Hallgarth Circle and continue round to the left and number 120 can be found on the left.

WHAT3WORDS: binds.scrubs.curls





GROUND FLOOR

ENTRANCE HALL

8' 11" x 8' 4" (2.73m x 2.53m)

SITTING ROOM

14' 9" x 13' 4" (4.50m x 4.06m)

LOUNGE

11' 7" x 11' 5" (3.52m x 3.49m)

KITCHEN

11' 9" x 5' 1" (3.59m x 1.55m)

DINING ROOM

10' 9" x 10' 5" (3.28m x 3.18m)

UTILITY ROOM

10' 0" x 5' 5" (3.04m x 1.65m)

FIRST FLOOR

LANDING

8' 6" x 5' 6" (2.59m x 1.68m)

BEDROOM

11' 7" x 10' 11" (3.53m x 3.33m)

BEDROOM

11' 5" x 11' 2" (3.47m x 3.40m)

BEDROOM

8' 9" x 8' 6" (2.67m x 2.58m)

BATHROOM

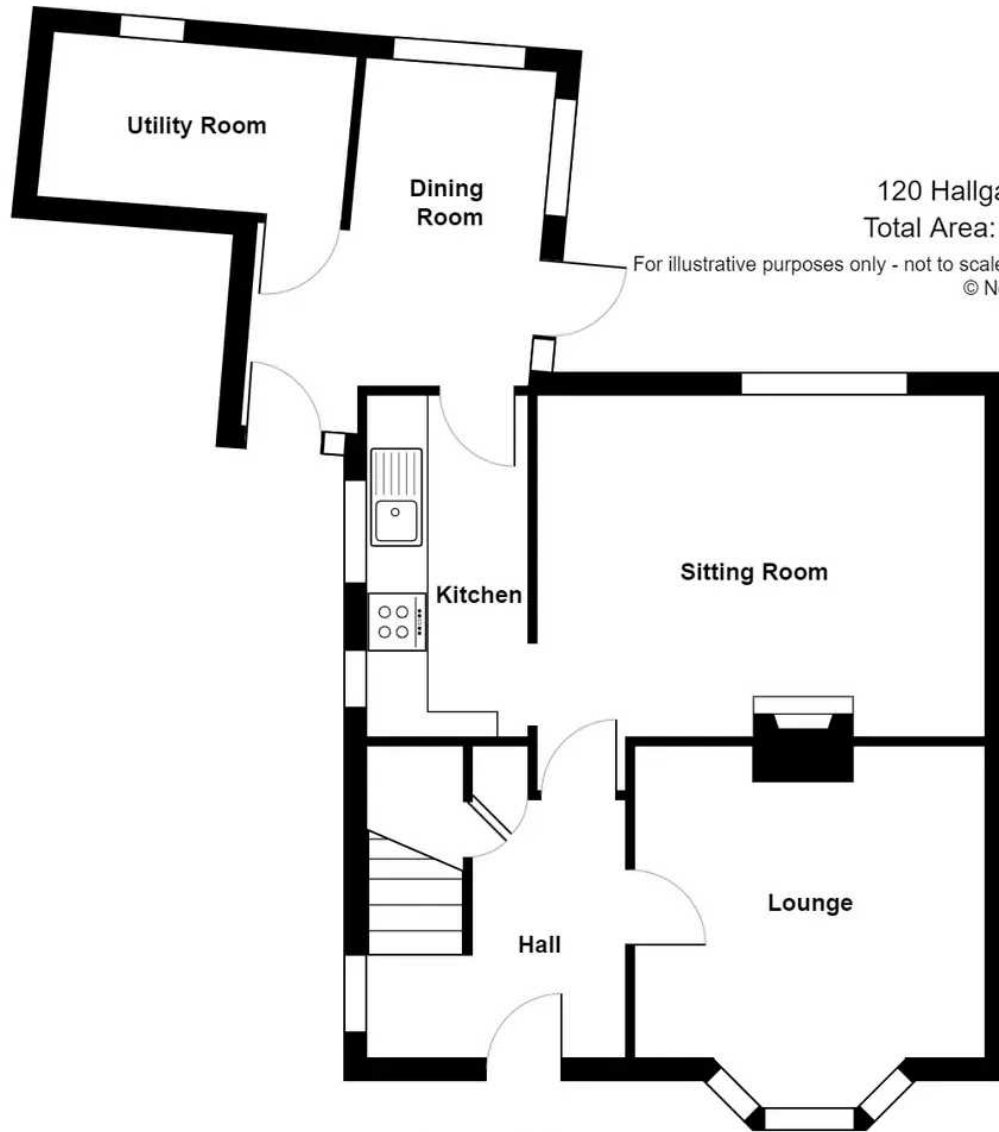
8' 6" x 7' 11" (2.58m x 2.42m)



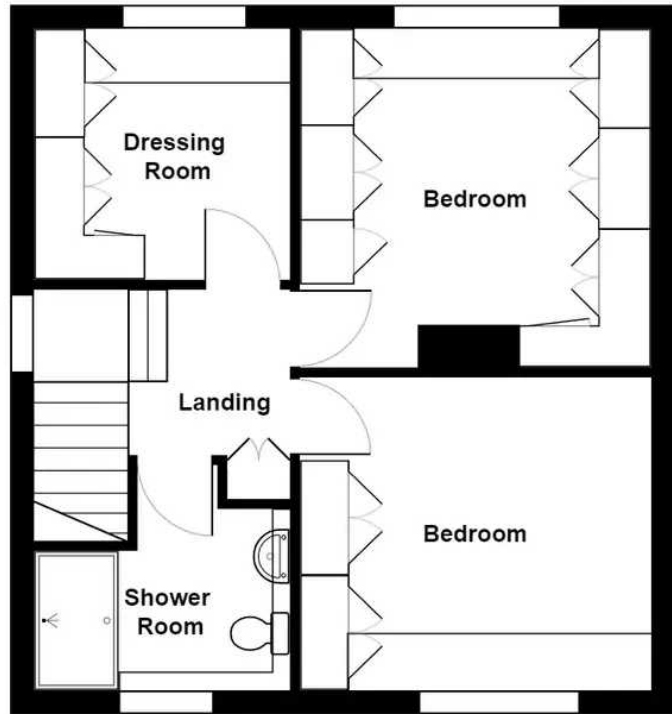








Ground Floor



First Floor

120 Hallgarth Circle, Kendal
 Total Area: 96.7 m² ... 1041 ft²

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