



13 Wattsfield Lane, Kendal
£150,000



13 Wattsfield Lane

Kendal

A well presented first floor apartment situated within a popular residential location on the southern side of the market town of Kendal. Close to many amenities and only a short walk into the town centre of Kendal it has everything you need. The location benefits from easy access to the rest of the Lake District National park and road links to the M6 motorway.

The property comprises a sitting room, kitchen, two bedrooms and a bathroom. The property benefits from double glazing and gas central heating

Outside there is an enclosed patio garden to the rear with a lawn to the front. On street parking applies.

GROUND FLOOR

SITTING ROOM

15' 3" x 12' 9" (4.65m x 3.88m)

Both max. Double glazed door, double glazed window, radiator, built in cupboard.

KITCHEN

8' 11" x 7' 9" (2.72m x 2.35m)

Both max. Double glazed window, base and wall units, stainless steel sink, integrated oven, gas hob with extractor/filter over, space for fridge freezer, integrated dishwasher, recessed spotlights.

BEDROOM

12' 7" x 10' 11" (3.84m x 3.33m)

Both max. Double glazed window, radiator.

BEDROOM

8' 10" x 8' 1" (2.69m x 2.47m)

Both max. Double glazed window, radiator.

BATHROOM

7' 3" x 5' 6" (2.20m x 1.67m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, fully tiled walls.

HALLWAY

13' 11" x 12' 4" (4.25m x 3.75m)

Both max. Single glazed door, radiator, built in walk in cupboard, built in cupboard housing gas combination boiler and plumbing for washer dryer.

EPC RATING C

SERVICES

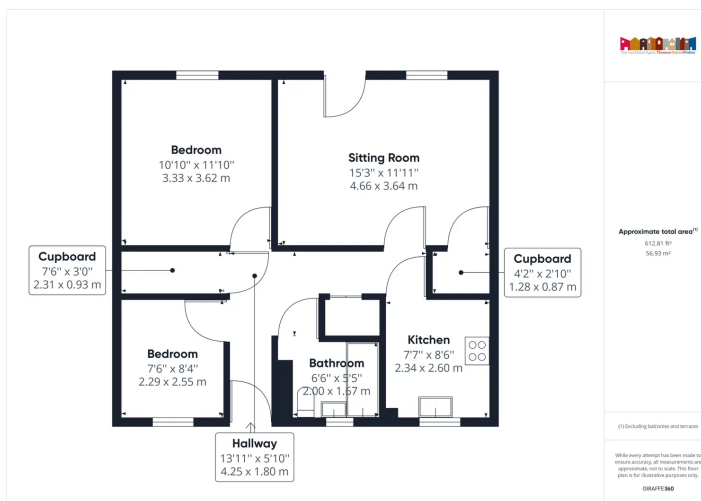
Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND B

TENURE: LEASEHOLD

DIRECTIONS

Proceed south from the town centre on the A6 passing Kendal College and proceeding through the traffic lights. Take the next turn on the left into Wattsfield Road then turn immediately left into Wattsfield Lane. Number 13 is situated on the right hand side.





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