



23 Riverdale Court, Kendal

£375,000



23 Riverdale Court

Kendal

A well presented semi-detached property with views over the River Kent. Pleasantly located within the market town of Kendal conveniently placed for the supermarkets, leisure centre, mainline railway station, the Lake District National Park and links to the M6.

Located within a sought-after residential area, this stunning semi-detached house offers a perfect blend of modern comfort and charming features. Upon entering, you are greeted with a warm and welcoming entrance hall which has access to the garage on the left, cloakroom on the right and then it flows through to the Kitchen diner which is perfect for entertaining guests and family gathering with the kitchen having many integrated appliances such as and oven, fridge freezer and dishwasher and access to the rear garden which over looks the beautiful River Kent.

Making your way up to the first floor you will find two of the three double bedrooms, family bathroom which comprises a W.C., wash hand basin to vanity and bath with a mixer shower and a light and airy sitting room which has access to the balcony which gives you a panoramic view of the River Kent. On the second floor you will find the main bedroom which has its own en-suite bathroom which comprises a W.C., wash hand basin and fully tiled shower cubicle. The property benefits from double glazing and gas central heating throughout, ensuring a warm and inviting atmosphere all year round.

Stepping outside into the well-kept rear garden complete with a balcony and paved patio area offering stunning views and plenty of space for outdoor activities. The rear garden provides ample opportunities for gardening enthusiasts to cultivate their own oasis. At the front, well-established hedges and shrubs line the driveway. The garage offers additional convenience, catering to the practical needs of every-day living. Don't miss out on the chance to call this charming property your home sweet home.

- Charming semi-detached property
- Double glazing and gas central heating
- Sitting room with views of the River Kent
- Easy access to town centre
- Light and airy kitchen diner
- Patio garden to the rear
- Easy access to the M6 Motorway
- Bathroom, en-suite and cloakroom
- Garage and driveway parking

EPC RATING C

SERVICES

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

COUNCIL TAX: BAND E

TENURE: FREEHOLD

DIRECTIONS

Travelling from Kendal town centre, proceed south along Aynam Road and continue onto Lound Road and past the "K Village". At the roundabout take the second exit onto Natland Road and proceed to take the second right turn into Riverdale Court where 23 is on the right.

WHAT3WORDS:mouth.relay.amused





GROUND FLOOR

ENTRANCE HALL

15' 5" x 5' 3" (4.71m x 1.61m)

KITCHEN/DINER

18' 2" x 12' 4" (5.53m x 3.77m)

CLOAKROOM

6' 6" x 3' 1" (1.97m x 0.93m)

FIRST FLOOR

LANDING

7' 5" x 6' 0" (2.27m x 1.83m)

SITTING ROOM

18' 3" x 12' 5" (5.55m x 3.79m)

BEDROOM

11' 5" x 9' 7" (3.49m x 2.93m)

BEDROOM/STUDY

9' 6" x 8' 2" (2.90m x 2.50m)

BATHROOM

7' 7" x 6' 11" (2.32m x 2.11m)

SECOND FLOOR

LANDING

3' 6" x 2' 10" (1.07m x 0.87m)

BEDROOM

16' 7" x 12' 8" (5.05m x 3.86m)

EN-SUITE

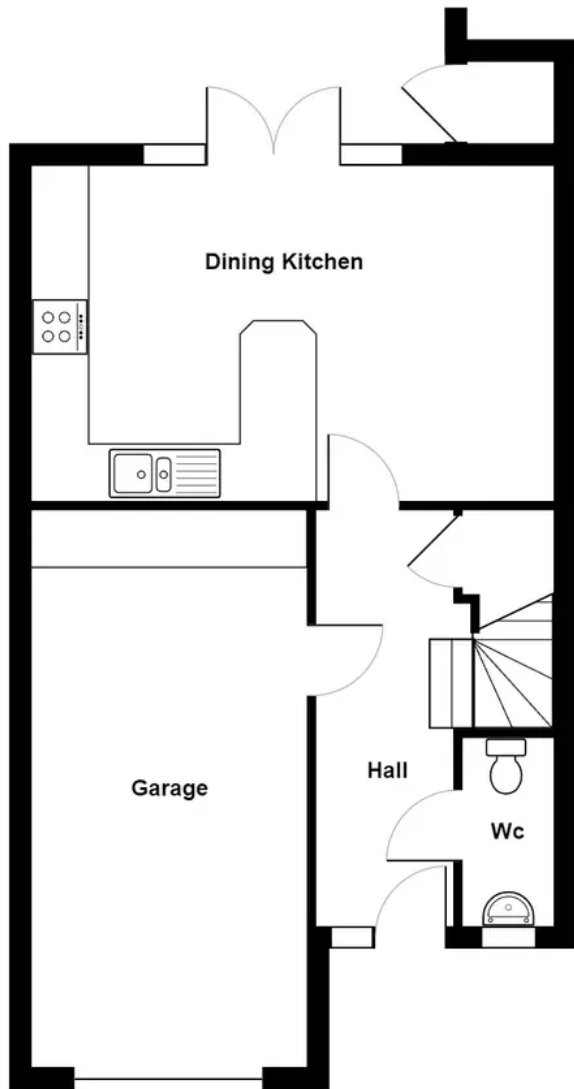
7' 8" x 4' 5" (2.33m x 1.35m)



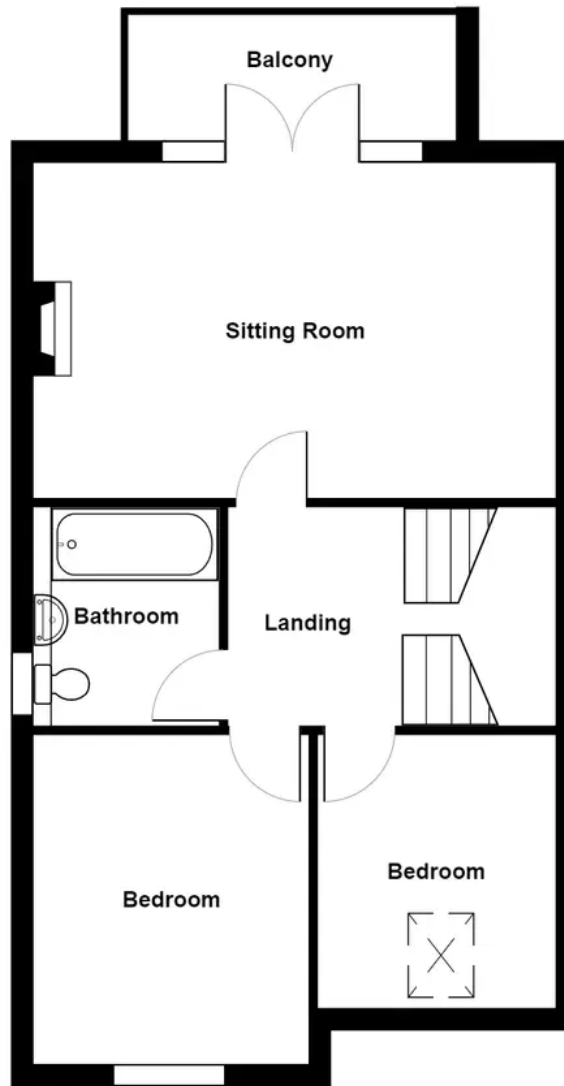




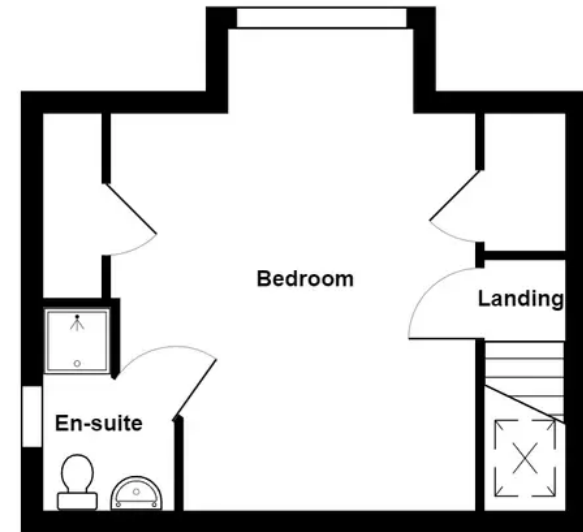




Ground Floor



First Floor



Second Floor



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Total Area: 127.5 m² ... 1373 ft² (excluding balcony)

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