



Kendal

£170,000

67 Calder Drive, Kendal, Cumbria, LA9 6LR

67 Calder Drive is a ground floor flat, located in a quiet and secluded residential area, nestled on the northern fringes of Kendal. Boasting easy accessibility to various local amenities such as a Spar, Post Office, and playfields and a kids park. Nearby to major supermarkets including Morrisons, Aldi and Sainsbury's.

The accommodation is easy to manage with a private entrance porch through into the hallway, a bright living room, a kitchen, two bedrooms and a bathroom. Outside, the property benefits from a private garden beautifully landscaped and there is also an allocated parking space.

Quick Overview

- Ground floor flat
- Bright & airy living room
- Kitchen with aspect to the rear garden
- Two bedrooms
- Shower room
- Located in a quiet residential location
- Private large rear garden
- Allocated parking space
- Will appeal to a wide range of purchasers



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Ultrafast
broadband



Allocated parking
Space

Property Reference: K6820



Living Room



Living Room



Kitchen



Bedroom 1

Location: Exiting Kendal onto Sedbergh Road, make a left onto Sandylands Road. Then, take the second right onto Calder Drive, where you'll find number 67 set back on your left-hand side from the road.

Property Overview: An immaculate and well-presented two bedroom ground floor flat located in a quiet residential location. Boasting private garden and allocated parking, the property will most likely appeal to a wide range of purchasers including first time buyers, couples and rental investors.

Stepping in to the property, you are greeted by a private porch and a glazed door through into the hallway with a useful under stairs cupboard for everyday storage.

The living room is a great size with patio doors leading to the private rear garden. There is a door leading to the kitchen.

Fitted with a range of wall, base and drawer units and complementary working surfaces with inset stainless steel sink. There is space for a cooker, upright fridge/freezer and plumbing for a washing machine. Wall-mounted gas fired boiler.

Bedroom one and two both have outlooks over the front aspect. Bedroom one is a good-sized double room whilst bedroom two is a sizeable single which could also be utilised as a home study.

Completing the picture is the shower room with a three piece suite comprising of; a double walk-in shower, pedestal wash hand basin and W.C.

Accommodation with approximate dimensions:
Entrance Porch

Hallway

Living Room
14' 3" x 11' 4" (4.34m x 3.45m)

Kitchen
8' 11" x 7' 9" (2.72m x 2.36m)

Bedroom One
12' 3" x 9' 4" (3.73m x 2.84m)

Bedroom Two
8' 7" x 6' 7" (2.62m x 2.01m)

Shower Room

Outside: At the rear of the property, a large garden awaits, beautifully landscaped to offer lawns adorned with vibrant shrub borders and inviting paved patio seating areas. There is also a gate to the rear and a timber shed.

The garden is fully enclosed, creating a secure environment suitable for both children and pets to play freely and safely amidst the natural surroundings.

Close by there is an allocated parking space.

Tenure: Leasehold - Term: From and including 1 January 1975 to and including 31 December 2099.

The current owner is working with the management company to extend the lease by an additional 90 years.

Ground Rent: 25.00 per annum payable to Barratt Homes.

Services: Mains gas, water and electricity.

Council Tax: Westmorland & Furness Council - Band B

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.

Anti-Money Laundering Regulations (AML)

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Bedroom 2/Office



Shower Room



Garden

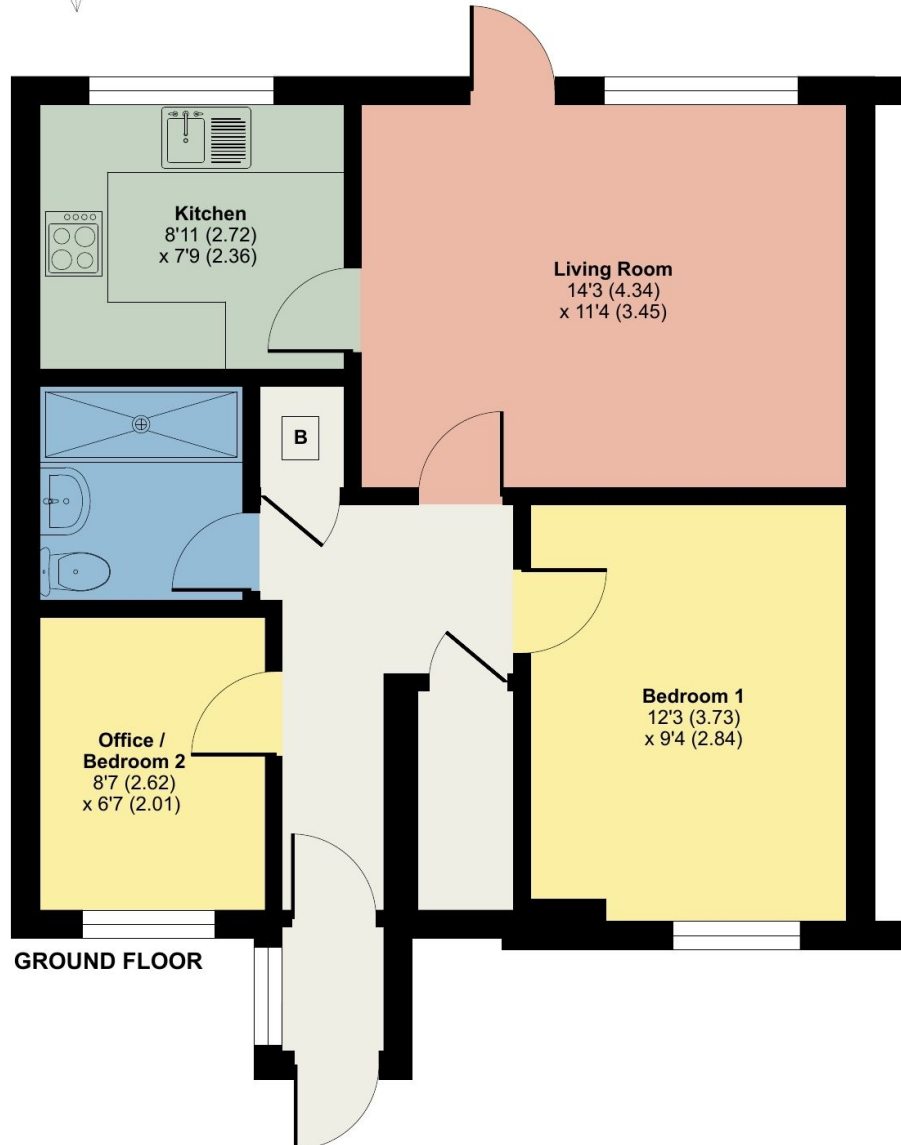


Garden

Calder Drive, Kendal, LA9

Approximate Area = 584 sq ft / 54.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1108809

A thought from the owners... "This is a very light, bright place to live, with a lovely outdoor space".

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