



Kendal

£230,000

5 Kendal Parks Road, Kendal, Cumbria, LA9 7NQ

Situated in a sought-after area, this well-proportioned mid terrace house offers the perfect blend of comfort and convenience. Located close to local amenities, this delightful home boasts a living room, a dining kitchen and an attached garage. The property features three generously sized bedrooms and a modern bathroom, providing ample space for a growing family or those seeking extra room for guests.

The easy-to-manage front and rear gardens are ideal for those who enjoy outdoor living without the hassle of extensive upkeep. Additionally, the property benefits from ample off-road parking, ensuring convenience for multiple vehicles. Whether you are a first-time buyer or looking to relocate, this charming home offers a fantastic opportunity to enjoy a comfortable lifestyle in a prime location. Don't miss out on this opportunity – arrange a viewing today!

Quick Overview

- Mid terrace property
- Living room & dining kitchen
- Three bedrooms & bathroom
- Attached garage
- Generous off road parking
- Low maintenance front & rear gardens
- Gas central heating
- Walking distance to mainline railway station
- No upward chain
- Fibrus & Openreach broadband available in the area



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Fibrus & Openreach



Off Road Parking

Property Reference: K6866



Living Room



Kitchen



Bedroom One



Bedroom Two

Location Leaving Kendal southbound along Burton Road, proceed to the traffic lights before taking a left-hand turn into Oxenholme Road. At the next set of traffic lights, take a left-hand turn onto Kendal Parks Road and follow the road along and number 5 is situated on the right-hand side.

Property Overview: This mid terrace property benefits from double glazing, gas central heating and was rewired in March 2024. With no upward chain and early possession available the next step is an appointment to view.

Upon entering in the front door in to the entrance hall, there are stairs to the first floor and useful under stairs storage cupboard. On your right, the living room offers a picture window with an aspect to the front garden.

Into the dining kitchen which has an aspect to the rear. This is fitted with a range of wall and base units with complementary work surfaces with inset stainless sink and drainer and co-ordinating part tiled walls. Built in electric double oven and four ring gas hob. Plumbing for washing machine and dishwasher. Door leading to the rear garden.

Ascending to the first floor landing, you'll find a light and airy space with benefit from double glazed window and there is access to the loft with loft ladder and part boarding. This level features three well-proportioned bedrooms and a modern bathroom, offering comfort and convenience for the entire family.

Bedroom one is a generously sized double room featuring a large picture window that offers stunning views across to Kendal Golf Course and serpentine woods. The room also includes two useful linen cupboards with shelving and a hanging rail and one has the benefit of a radiator.

Bedroom two is another spacious double room, while bedroom three is a single. Both rooms enjoy an aspect to the rear, offering picturesque views across to The Helm.

To complete the picture is the house bathroom with tiled walls and floor. A three piece suite comprises; a panel bath with shower over and vanity unit with wash hand basin and WC.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

13' 6" x 10' 4" (4.14m x 3.17m)

Kitchen

12' 7" x 10' 2" (3.86m x 3.11m)

First Floor

Landing

Bedroom One

11' 7" x 10' 4" (3.54m x 3.17m)

Bedroom Two

12' 11" x 10' 4" (3.95m x 3.17m)

Bedroom Three

8' 9" x 7' 8" (2.67m x 2.34m)

Bathroom

Attached Garage with up and over door and power and light. Wall mounted boiler.

Outside To the front of the property, there is off-road parking for several cars in front of the garage door. The area also features a well-maintained lawn with a mature flower border, adding a touch of charm and colour to the exterior.

The rear of the property boasts a low maintenance, two-tiered flagged garden. This space provides convenient access to the garage and includes an outdoor water tap, making it perfect for easy upkeep and outdoor enjoyment.

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

Council Tax: Westmorland and Furness Council - Band B

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.

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Bedroom Three



Bathroom



Rear Garden



Front garden and driveway

Kendal Parks Road, Kendal, LA9

Approximate Area = 851 sq ft / 79 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 988 sq ft / 91.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1147224

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