



# Kendal

£210,000

36 Crescent Green, Kendal, Cumbria, LA9 6DR

An opportunity to purchase a three bedroom semi detached house that is situated to the north of the town centre, in a level and convenient location close to schools, shops and with the benefit of a large garage, driveway with off road parking and a rear garden.

Now in need of updating and improvement, allowing the new owner the opportunity to alter/extend (subject to consent), the layout into a home that suits their own requirements. The current accommodation offers three bedrooms, bathroom, living room, dining room, fitted kitchen and conservatory. The property is being offered for sale with no upward chain and vacant possession on completion.

## Quick Overview

- Semi detached property
- Living room, dining room & fitted kitchen & conservatory
- Three good bedrooms
- Bathroom
- Driveway with off-road parking
- Detached Garage
- Rear garden
- Convenient location close to schools & shops
- No upward chain
- Ultrafast broadband available



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Ultrafast Available



Off Road Parking

Property Reference: K6876



Dining Room



Living Room



Kitchen



Conservatory

**Property Overview:** 36 Crescent Green is located on the north side of the market town of Kendal and is nicely tucked away at the bottom of a quiet cul de sac. Well known as the "Gateway to the Lake District," offers a blend of historical allure and amenities, making it an ideal location for families and professionals alike. Kendal boasts an array of local shops, schools, and eateries. The location further benefits from excellent transport links, Kendal and Oxenholme mainline railway station offers regular services to major cities such as Manchester and London, while the M6 motorway provides easy access to the wider region.

This three bedroom semi detached house offers the new owners an opportunity to improve and update the current layout into a home to suit their own needs and tastes, whilst the plot size offers clear potential for extending (subject to consent).

The accommodation offers an easy to manage layout. On the ground floor an entrance hall, with staircase to the first floor and door leading into the dining room which offers a side aspect and includes a feature fireplace with a coal effect gas fire, complemented by two built-in fireside cupboards. It provides access to the living room and a doorway leading into the fitted kitchen.

Proceeding into the living room, you'll find a large picture window overlooking the front garden, alongside a feature fireplace with a gas coal effect fire.

Returning to the fitted kitchen, equipped with wall and base units featuring a complementary work surfaces with an inset sink and drainer. There is space for an oven and fridge/freezer as well as plumbing for a washing machine. The kitchen offers a side aspect and provides access to the conservatory through a doorway.

Entering into the conservatory, which offers outlook over the rear garden and provides access through doors leading out to the garden and side driveway.

Ascend to the first floor, where you will access the three bedrooms and house bathroom.

Bedroom one faces front and includes a feature fireplace and an airing cupboard housing the hot water cylinder. Bedroom two overlooks the rear and also features a fireplace, while bedroom three has a side aspect. The bathroom is fitted with a three-piece suite consisting of a large panel bath with shower, WC and wash hand basin, complemented by partially tiled walls and window.

Completing the property is the outdoor space - to the front, a low-maintenance area featuring decorative stone and established flower borders. A driveway offers convenient off-road parking, alongside a large detached garage (doors requiring attention). The rear of the property boasts a spacious garden with a patio area and path leading to the rear wall, surrounded by flower beds and borders.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Entrance Hall**

**Living Room**

10' 9" x 10' 0" (3.28m x 3.05m)

**Dining Room**

14' 6" x 10' 7" (4.42m x 3.25m)

**Kitchen**

10' 0" x 9' 6" (3.05m x 2.92m)

### Conservatory

9' 8" x 7' 4" (2.95m x 2.24m)

### First Floor

#### Landing

### Bedroom One

10' 9" x 9' 6" (3.30m x 2.90m)

### Bedroom Two

10' 11" x 10' 5" (3.33m x 3.18m)

### Bedroom Three

9' 11" x 8' 0" (3.025m x 2.44m)

### Bathroom

**Detached Garage** with power and light.

**Parking:** There is off-road driveway parking with the possibility to expand this by utilising space from the front garden if desired.

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

**Council Tax:** Westmorland & Furness Council - Band C

**Tenure:** Freehold

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.

### What3Words Location & Directions:

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Leaving Kendal northbound along Appleby Road take the left hand turning into Crescent Green. Take the first available right hand turn into the cul-de-sac where number 36 can be found in the right corner.

**Agents Information:** Please be aware that the property has an unregistered title. This may cause a time delay during conveyancing.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bathroom



Rear Garden

# Crescent Green, Kendal, LA9

Approximate Area = 980 sq ft / 91 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1173 sq ft / 108.9 sq m

For identification only - Not to scale



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