



Kendal

£185,000

33 Broad Ing, Kendal, Cumbria, LA9 6EZ

Step into this well presented three-bedroom mid-terrace property, ready for you to move into and enjoy. The ground floor boasts a welcoming living room and a practical breakfast kitchen, perfect for everyday living. Upstairs, you'll find three comfortable bedrooms and a well-appointed bathroom, providing ample space for family or guests.

Outside, the property features off-road parking for two vehicles and an enclosed rear garden, ideal for outdoor relaxation. This versatile home will appeal to a range of purchasers, from first-time buyers looking to take their first step on the property ladder to investors seeking a valuable addition to their portfolio. Offered to the market with no upward chain, this is a fantastic opportunity you won't want to miss!

Quick Overview

Well presented mid-terrace property

Living room & breakfast kitchen

Three bedrooms & house bathroom

Off road parking for two vehicles

Private rear garden

Close to local transport links & town centre

Gas central heating

UPVC double glazed throughout

Will appeal to a range of buyers

Fibrus & Openreach available in the area



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Fibrus &
Openreach



Off Road
Parking

Property Reference: K6880



Living Room



Kitchen



Kitchen



Bedroom One

Property Overview: 33 Broad Ing is situated on the Sandylands estate in Kendal, offering a perfect blend of convenience and community. This well-established residential area is located near to local schools, convenient shopping facilities, easy access to public transport and walking distance into the town centre.

As you pull up onto the driveway and step through the front door, you'll enter the breakfast kitchen, which features stairs leading to the first floor and a patio door that opens to the rear garden. The kitchen is fitted with a range of attractive wall, base and display units with complementary granite work surfaces with inset bowl and half. Integrated Hotpoint oven with four ring induction hob and extractor over, plumbing for washing machine and space for fridge/freezer. Wall mounted Worcester boiler.

The light and airy living room boasts dual aspect windows to the front and rear, filling the space with natural light. A charming feature fireplace serves as the focal point, adding character to this inviting space.

On the first floor, you will find three bedrooms and a house bathroom, offering comfortable accommodation for a family or guests. Additionally, a useful cupboard provides extra storage space.

Bedroom one and bedroom two are spacious double bedrooms with views to the rear, offering space and comfort. Bedroom three is a cozy single bedroom with a view to the front, perfect for a child, guest or home office.

Completing the interior space is the house bathroom, featuring a three-piece suite that includes a large bath with a shower overhead, a WC and a wash hand basin. The bathroom is finished with part-tiled wall, tiled floor, heated towel rail and a window for natural light and ventilation.

The outside space includes a tarmac driveway at the front of the property, providing parking for two cars. At the rear, you'll find a private garden featuring a lawn, a gravelled path with stocked borders and a decking area perfect for outdoor relaxation and entertainment.

Accommodation with approximate dimensions:

Ground Floor

Breakfast Kitchen

15' 3" x 8' 5" (4.65m x 2.57m)

Living Room

15' 3" x 10' 5" (4.67m x 3.18m)

First Floor

Landing

Bedroom One

9' 2" x 10' 0" (2.81m x 3.05m)

Bedroom Two

10' 7" x 6' 9" (3.23m x 2.08m)

Bedroom Three

8' 2" x 6' 1" (2.49m x 1.87m)

Bathroom

Parking: To the front of the property is parking for two vehicles.

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

Council Tax: Westmorland & Furness Council - Band B

Tenure: Freehold

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

What3Words Location & Directions:

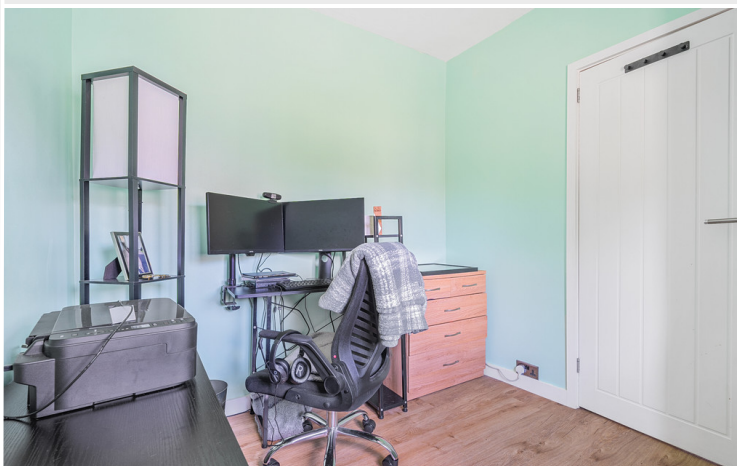
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Leaving Kendal take the A6 heading down Shap Road and take the right hand turn before The Duke of Cumberland and then turn right off Appleby Road and then first left into Broad Ing, follow the road down take the second left onto Broad Ing and follow the road to just before the T Junction where number 33 is on the right.

Thought From The Owners: "A lovely home, in a welcoming community with easy access to Kendal and the national park".



Bedroom Two



Bedroom Three



Rear Garden

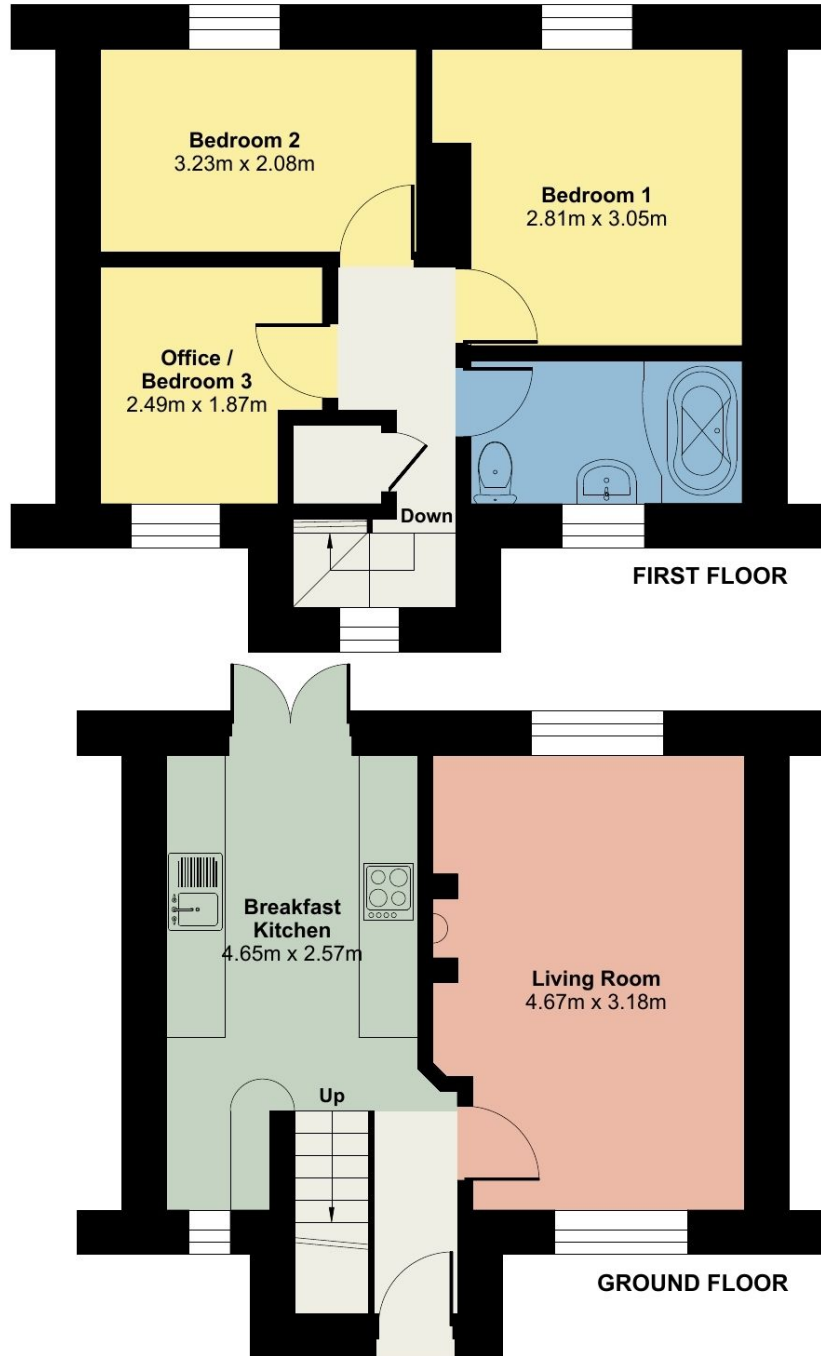


Rear Garden

Broad Ing, Kendal, LA9

Approximate Area = 690 sq ft / 64.1 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). © n|cheom 2024. Produced for Hackney & Leigh. REF: 1159472

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