



Kendal

£160,000

6 Longpool, Kendal, Cumbria, LA9 6ER

Discover this well-presented mid-terrace property, ideally situated within walking distance of Kendal town centre, transport links and its array of amenities. The ground floor offers a cosy living room, a fitted kitchen and a modern shower room, providing a comfortable and convenient living space. Upstairs, you will find two inviting bedrooms.

A great opportunity for someone looking for their first home or to rent the property out or even to purchase as your own permanent home. With no upward chain, this delightful home is ready for you to move into and enjoy immediately. Don't miss the opportunity to make this charming property your own!

Quick Overview

Well presented mid terrace property
 Living room & fitted kitchen
 Modern shower room
 Two bedrooms
 Gas central heating
 Double glazing
 Convenient location
 No upward chain
 Early viewing recommended!

Fibrus & Openreach broadband available



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Fibrus & Openreach



On street parking

Property Reference: K6892



Living Room



Living Room



Kitchen



Kitchen

Description: Discover this well-presented mid-terrace property, ideally situated within walking distance of Kendal town centre, transport links and its array of amenities. The ground floor offers a cosy living room, a fitted kitchen and a modern shower room, providing a comfortable and convenient living space. Upstairs, you will find two inviting bedrooms.

A great opportunity for someone looking for their first home or buy to let. With no upward chain, this delightful property is ready for you to move into and enjoy immediately. Don't miss the opportunity to make this charming, easily managed stone built cottage your own!

Property Overview: 6 Longpool is situated towards the northern part of Kendal and serves as a gateway into the town for those traveling from the north. The area benefits from its convenient location, offering easy access to Kendal's town centre, where visitors can explore historic sites such as Kendal Castle, the Quaker Tapestry Museum, and Abbot Hall Art Gallery. Additionally, Longpool's proximity to The Brewery Arts Centre, transport links, including the Kendal railway station which links direct to the mainline train station at Oxenholme and makes it a convenient spot for both residents and visitors.

Step through the front door and be welcomed directly into the inviting living room, tastefully decorated with neutral décor. The room has a feature recess and an alcove with cupboard housing the fuse board. From here open spindled stairs lead to the first floor, while a archway provides access to the well-fitted kitchen.

Entering into the kitchen, which is fitted with a range of wall and base units and a breakfast bar for dining, all complemented by work surfaces with inset stainless steel sink and drainer and co-ordinating part tiled walls and tiled floor. The kitchen features an integrated oven with a four-ring gas hob and extractor over. There's plumbing for a washing machine and spaces for other kitchen appliances. Open access leads to the rear porch, housing a wall-mounted Viessmann boiler, with a door to the shower room and separate door which leads to a rear lane leading to Ann Street.

Into the modern shower room, featuring a tiled floor and walls, a heated towel rail and a UPVC double glazed window. The three-piece suite includes; a spacious shower cubicle with a rain head shower and a separate handheld attachment, a fitted vanity unit with a wash hand basin and a WC.

Ascend to the first-floor landing from the living room. This features a window. There is access to loft space which is partly board with light and a convenient storage cupboard with light. From here, you have access to both bedrooms.

Bedroom one is a good sized double room with an aspect to the front, while bedroom two offers a view to the rear.

Accommodation with approximate dimensions:

Ground Floor

Living Room

11' 10" x 11' 2" (3.62m x 3.41m)

Fitted Kitchen

12' 7" x 6' 0" (3.84m x 1.84m)

Rear Porch

Shower Room

First Floor

Landing

Bedroom One

11' 10" x 8' 5" (3.61m x 2.59m)

Bedroom Two

8' 9" x 6' 11" (2.67m x 2.11m)

Parking: On street parking

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

Council Tax: Westmorland and Furness Council - Band A

Tenure: Freehold

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

what3words & Directions ///cheek.boom.chairs

On entering Kendal along Shap Road, proceed past Kendal Cricket Club on the right continuing onto Longpool, proceed under the railway bridge and number 6 is then found adjacent to the traffic lights with a red feature door.

Thought From The Owners: " A lovely bright cottage with a homely and welcoming feel."



Shower Room



Bedroom One



Bedroom One

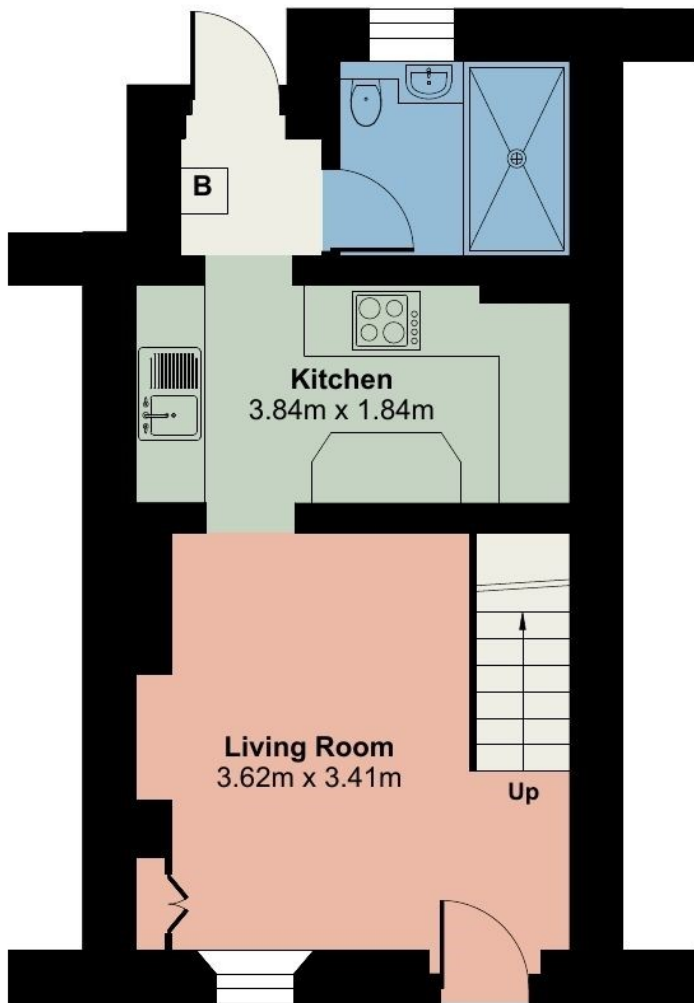


Bedroom Two

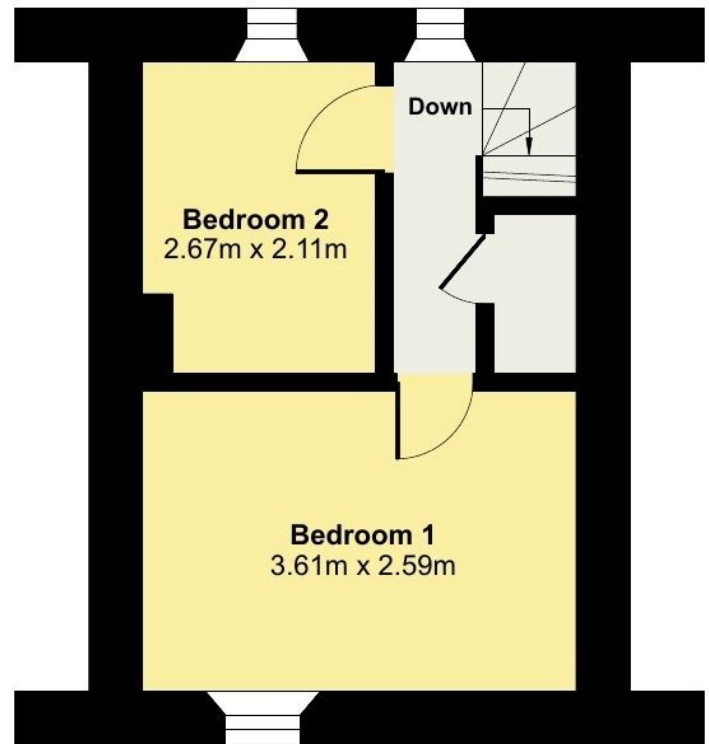
Longpool, Kendal, LA9

Approximate Area = 506 sq ft / 47 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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