



# Kendal

£300,000

30 Garden Road, Kendal, Cumbria, LA9 7ED

This well-appointed townhouse offers the convenience of off-road parking and a garage, coupled with a delightful south-facing rear garden, perfect for enjoying the sun throughout the day. Situated within walking distance of the town centre and the historic Kendal Castle, this property is ideally located for those seeking easy access to local amenities and cultural attractions.

The accommodation is spread over three floors, providing ample living space. On the ground floor, you'll find a spacious dining kitchen. The first floor hosts a comfortable living room, a bright sunroom, bedroom one and a family bathroom. The second floor features two additional bedrooms and a shower room, making it an ideal layout for families or guests.

## Quick Overview

Mid terrace town house

Arranged over three floors

Living room, dining kitchen & sun room

Three bedrooms

Bathroom & shower room

Off road parking & garage

Walking distance to town centre & Kendal Castle

Gas Central heating

UPVC double glazing

Openreach & Fibribus broadband available



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Openreach & Fibribus broadband available



Off road parking & garage

Property Reference: K6903



Entrance Hall



Kitchen/Dining Room



Living Room



Living Room

**Property Overview:** Garden Road is a charming, well established residential area, located conveniently close to the town centre. It offers residents easy access to local shops, schools and the scenic Kendal Castle, making it a desirable location for families and professionals alike.

Entering through the front door, into the entrance hall which is complete with stairs to the first floor and a useful under stairs cupboard. This space also provides direct access to the dining kitchen and the integral garage.

Step down into the spacious dining kitchen, featuring wall and base units with an inset sink and half with drainer, complemented by coordinating part-tiled walls. The kitchen is equipped with an integrated double oven and a four-ring gas hob with an extractor over. Two windows offer views of the rear garden and a door provides direct access to the outdoor space.

Heading to the first floor, you'll find a window that brightens the space and an airing cupboard housing the water cylinder and shelving for linen.

Step into the living room, where a window offers delightful views of the rear garden and playing fields beyond. The room features a fireplace with a coal effect gas fire. Access the sun room through the living room, which boasts full-height windows, allowing you to enjoy the picturesque views across the garden to the playing fields.

Bedroom one is a generously sized double room, featuring an aspect to the front and a useful built-in wardrobe.

The house bathroom comprises a three-piece suite, featuring a panelled bath and a vanity unit that integrates a WC and wash hand basin with matching shelving and mirror. There is part-tiled walls and tiled floor, along with a heated towel rail.

Heading up to the second-floor landing, you'll find a low-level cupboard that houses the Viessman wall-mounted boiler, a Velux roof light and access to the loft space.

On this level, you'll find bedrooms two and three, both featuring Velux roof lights. The shower room, also on this floor, includes tiled walls, built-in shelving, and an extractor fan. The three-piece suite consists of a shower cubicle, WC and wash hand basin.

Completing the picture is the well-designed outdoor space. At the front of the property, there is off-road parking in front of the garage, providing convenient access. The south facing rear garden offers a charming blend of a patio and a lawn area, bordered by mature flowers and well-tended vegetable and soft fruit beds. This productive garden includes an apple tree, raspberries, blackcurrants, gooseberries, and rhubarb, perfect for those with a green thumb. A timber shed is also situated at the top of the garden, offering additional storage.



Kitchen



Living Room



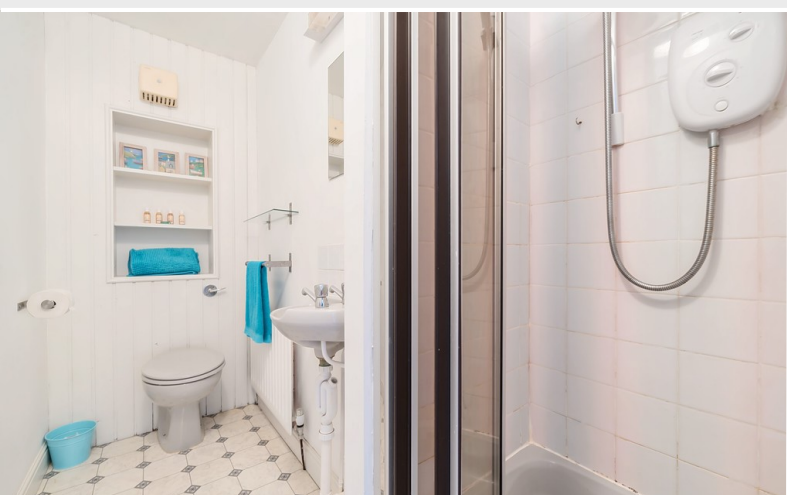
Bedroom Three



Bedroom Two



Bedroom One



Shower Room

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Dining Kitchen

14' 7" x 14' 3" (4.47m x 4.36m)

First Floor

Landing

Living Room

14' 7" x 14' 5" (4.47m x 4.41m)

Sun Room

6' 9" x 6' 9" (2.06m x 2.07m)

Bathroom

Bedroom Three

12' 6" x 8' 9" (3.83m x 2.67m)

Second Floor

Landing

Bedroom One

14' 7" x 10' 10" (4.47m x 3.32m)

Bedroom Two

8' 10" x 8' 7" (2.70m x 2.62m)

Shower Room

Parking: Off road parking for one vehicle

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

Council Tax: Westmorland & Furness Council - Band D

Tenure: Freehold

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

What3Words Location & Directions: [///frozen.rang.local](https://www.what3words.com/frozen.rang.local)  
Head South out of Kendal proceeding along Aynam Road proceeding through the pedestrian crossing into Lound Road, passing the Travelodge on the right hand side. Take the left turn into Garden Road after the traffic lights and proceed to the end of the road bearing right into the cul de sac. No 30 can be found on the right hand side.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Thought From The Owners "This is a gem of a house, ideally situated close to town, with lots of light and a lovely garden."



Bedroom Three



Bathroom



Sun room



Patio and garden

Request a Viewing Online or Call 01539 729711

## Meet the Team

### Keira Evans

Branch Manager & Valuer

Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



### Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Ellie Graham

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Gail Reaney

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Maurice Williams

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

# Garden Road, Kendal, LA9

Approximate Area = 1097 sq ft / 101.9 sq m (excludes store)

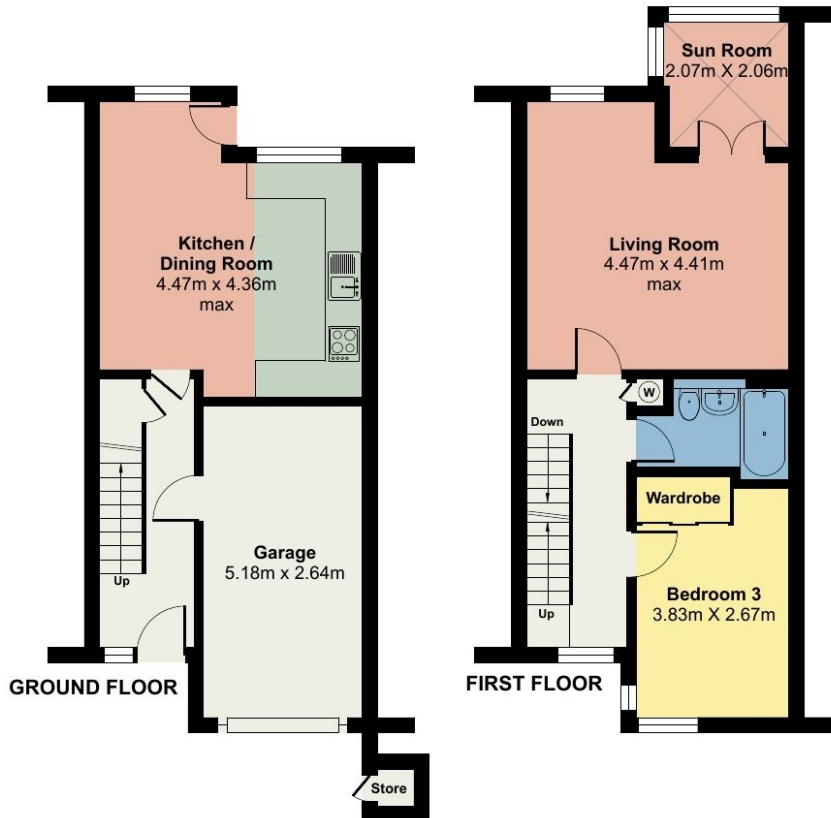
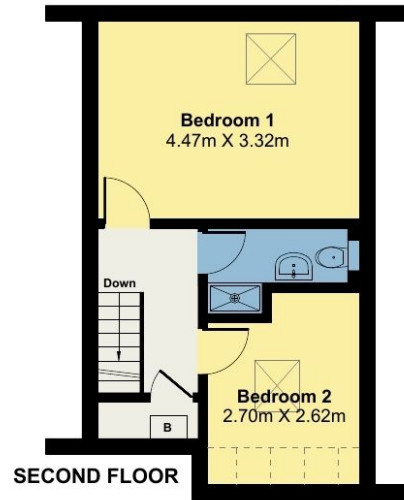
Limited Use Area(s) = 17 sq ft / 1.5 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1261 sq ft / 117 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1169055

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