



**HACKNEY
& LEIGH**

Kendal

£190,000

22 Long Close, Kendal, Cumbria, LA9 5LZ

A two-bedroom mid-terraced home situated in a popular residential cul-de-sac close to the centre of Kendal town. This well-presented property features an entrance hall leading to a living room and a dining kitchen. Upstairs, you'll find two generously sized double bedrooms, the second having a splendid view of Benson Knott and a modern bathroom. The home benefits from double glazing and gas central heating throughout.

Outside, the property boasts easily manageable gardens to both the front and rear. The rear garden can be accessed via a shared alleyway with a neighboring property. With excellent access to town amenities and transport links, this home is ideally suited for a range of buyers, including first-time buyers and investors.

Quick Overview

- Splendid mid-terraced home
- Living room with coal fire
- Dining kitchen with rear outlook
- Two double bedrooms
- Modern house bathroom
- Lovely views to Benston Knott
- Double glazing & gas central heating throughout
- Easy to manage front & rear gardens
- On-street parking
- Ultrafast broadband



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Ultrafast
broadband



On-street
parking

Property Reference: K6925



Living Room



Living Room



Dining Kitchen



Modern Kitchen

Property Overview: Located on the edge of the vibrant market town of Kendal, located in the picturesque heart of Cumbria. The property enjoys a particularly well-connected location, offering easy access to a range of local amenities, the M6 motorway, and the Oxenholme mainline railway station, making travel and daily conveniences effortlessly accessible.

Upon entering through the entrance hall, you'll find stairs leading to the first floor and hanging hooks for everyday coats. The living room features an inset coal fire set on a tiled hearth, complemented by fireside alcove shelving. A large window provides a pleasant view of the front garden, and a useful downstairs cupboard offers additional storage.

The living room leads into a well-equipped kitchen, fitted with a range of wall, base, and drawer units, along with working surfaces. The kitchen features an inset stainless steel sink with a half bowl and drainer, a built-in oven, and a four-ring gas hob with an extractor fan above. There is plenty of room for a dining table and chairs, and a door provides access to the rear garden.

Upstairs, the first floor landing includes a cupboard with ample storage space and access to the loft. Bedroom one is a double room with a front-facing view, while bedroom two is another double room, offering lovely views towards Benson Knott. The modern bathroom completes the interior, featuring a tiled bath with a shower over, a vanity sink, and a W.C.

Outside, to the front there is an enclosed garden with steps leading up to the front door. On the side is a shared passageway provides access to the rear garden area which is fully enclosed featuring a paved seating area, a well-maintained lawn, planted borders, and a shed.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

12' 4" x 11' 8" (3.76m x 3.58m)

Dining Kitchen

15' 1" x 8' 2" (4.62m x 2.49m)

First Floor:

Landing

Bedroom One

15' 3" x 10' 7" (4.65m x 3.23m)

Bedroom Two

12' 2" x 10' 0" (3.71m x 3.05m)

Bathroom

Parking: On-street parking nearby.

Services: Mains gas, mains water and mains electricity.

Tenure: Freehold.

Council Tax: Westmorland & Furness Council - Band B

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

What3Words Location & Directions:

///behave.flesh.movie

Traveling along Kirkland towards Kendal, turn left onto Gillinggate, then take the first left into Anchorite Fields. At the roundabout, turn right onto Greengate Lane and proceed to the roundabout at the top of the hill. Take the second left onto Long Close, and number 22 will be on your left towards the end of the cul-de-sac.



Bedroom One



Bedroom Two



Benson Knott Views

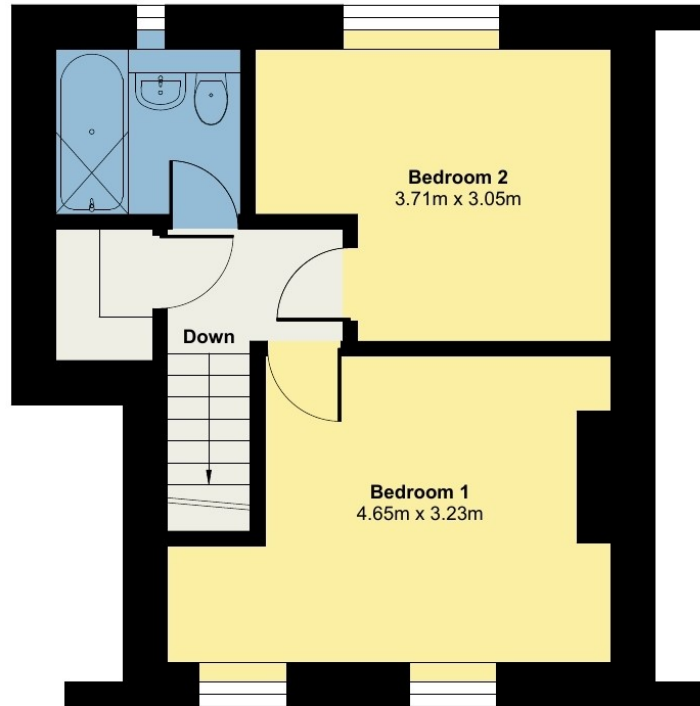


Rear Garden

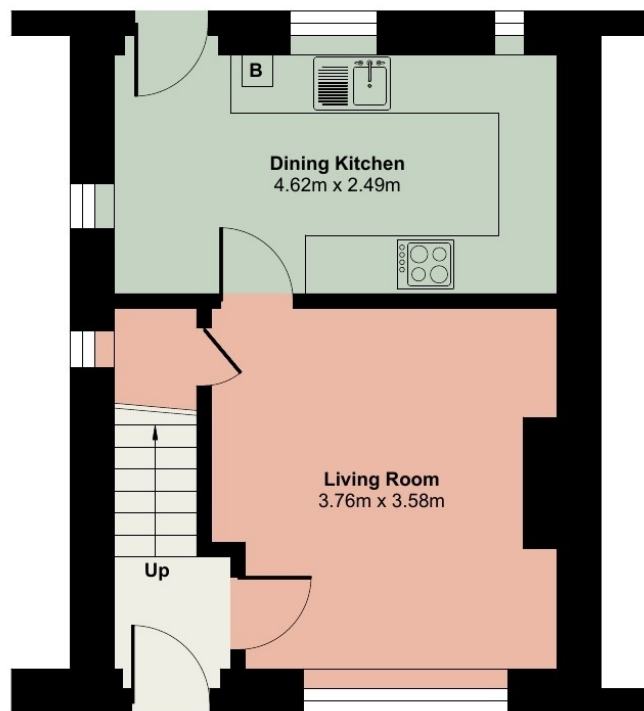
Long Close, Kendal, LA9

Approximate Area = 698 sq ft / 64.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1179967

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