



7 Dockray Hall Road, Kendal
£300,000



7 Dockray Hall Road

Kendal

A charming traditional mid terraced house convenient for the amenities available within the market town of Kendal, the Lake District National Park and road links to the M6. The property is within level walking distance of the town centre and just a short stroll away from the picturesque "Kendal Green" an acre of beautiful greenery with views towards The Heights.

Nestled in the heart of the town centre, this well presented 4-bedroom mid-terrace house offers a perfect blend of modern comfort and convenient location. The property boasts a light and airy sitting room, providing a welcoming space for relaxation. Complete with double glazing and gas central heating, this home offers both warmth and energy efficiency. The modern dining kitchen is a focal point of the house, featuring sleek finishes and ample storage space for culinary enthusiasts. Upstairs, you will find a double bedroom and single bedroom on the first floor and a further two double bedrooms on the second floor, each offering comfort and privacy. The stunning four-piece bathroom adds a touch of luxury to every-day living. With on-road parking available and easy access to the Lake District National Park, this property is perfect for those seeking a harmonious balance of urban convenience and outdoor adventure.

Step outside into the private patio garden, perfect for enjoying al fresco dining or simply basking in the sunshine. The outdoor space is ideal for hosting gatherings with space for garden furniture and an assortment of potted plants, adding a touch of greenery to the urban setting. Additionally, the property features an outbuilding offering ample storage space for all your needs, from gardening tools to outdoor equipment. Whether you are looking to unwind in the serenity of your garden or explore the natural beauty of the Lake District National Park just a stone's throw away, this property offers a harmonious blend of indoor comfort and outdoor enjoyment.

- Mid terrace house
- Close to town centre
- Light and airy sitting room
- Double glazing and gas central heating
- Modern dining kitchen
- Patio garden with an outbuilding
- Three double bedrooms and one single bedroom
- On road parking
- Stunning four piece bathroom
- Easy access to the Lake District National Park

EPC RATING C

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

From the Kendal office proceed along the A5284 Windermere Road turning right at the traffic lights onto Burneside Road. Continue past the old Court House to turn right in to Dockray Hall Road to find number 7 located on the left.

WHAT3WORDS: feast.fairway.wonderful





GROUND FLOOR

ENTRANCE HALL

18' 9" x 5' 10" (5.71m x 1.79m)

SITTING ROOM

20' 2" x 10' 9" (6.15m x 3.27m)

DINING KITCHEN

17' 8" x 11' 6" (5.38m x 3.51m)

FIRST FLOOR LANDING

11' 3" x 2' 11" (3.42m x 0.90m)

BEDROOM

11' 7" x 9' 7" (3.53m x 2.93m)

BEDROOM

7' 10" x 5' 7" (2.39m x 1.71m)

BATHROOM

11' 7" x 9' 0" (3.54m x 2.74m)

SECOND FLOOR LANDING

10' 10" x 3' 4" (3.30m x 1.02m)

BEDROOM

11' 7" x 11' 6" (3.52m x 3.50m)

BEDROOM

11' 7" x 10' 4" (3.54m x 3.15m)

STORE

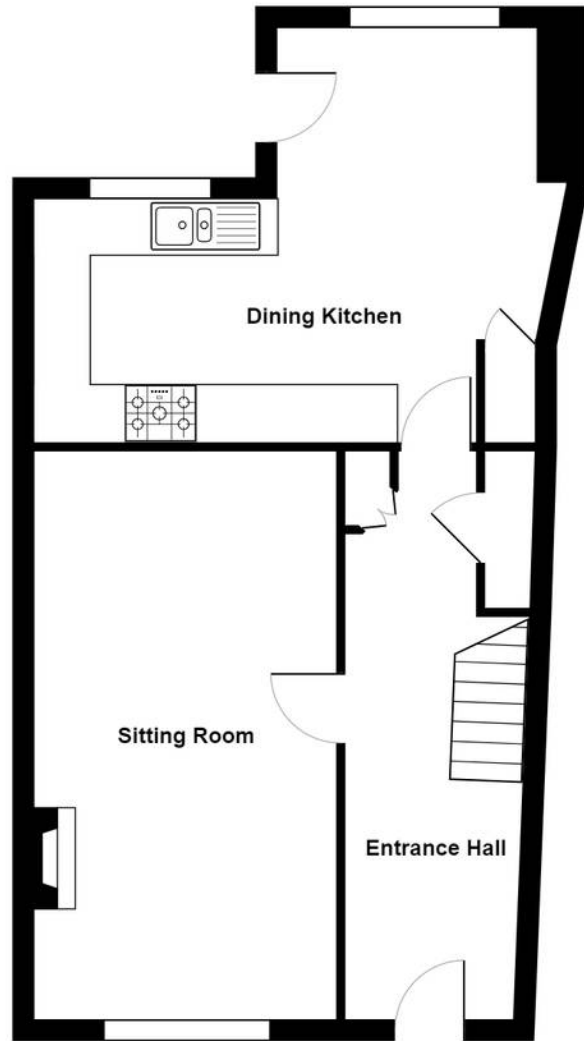
Walk in store room with shelving, loft access.









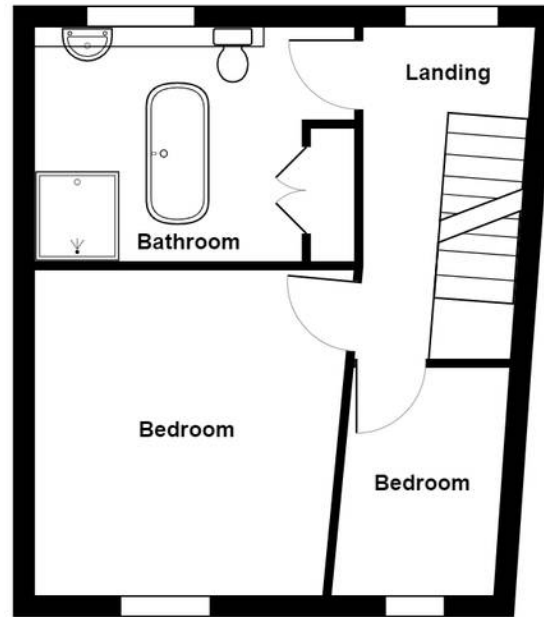


Ground Floor

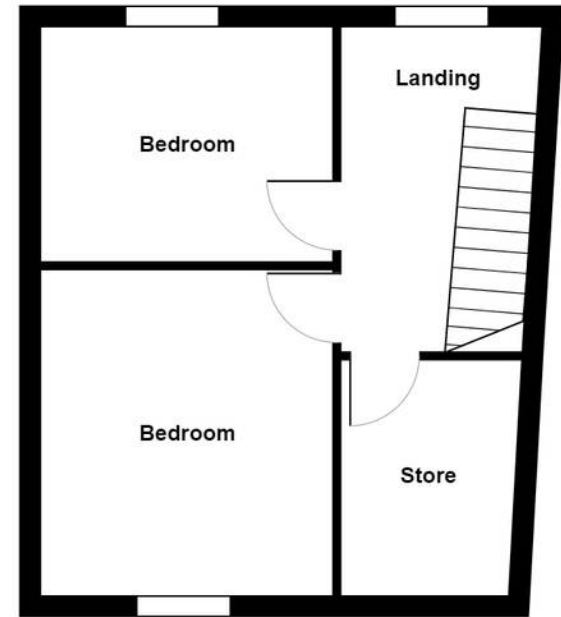
7 Dockray Hall Road, Kendal

Total Area: 118.4 m² ... 1274 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



First Floor



Second Floor

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.