



8 Kirkbarrow Lane, Kendal
£240,000





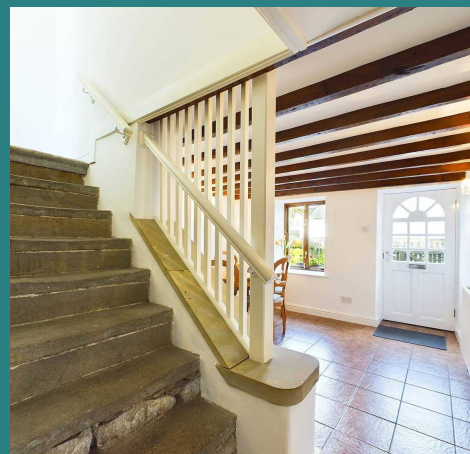
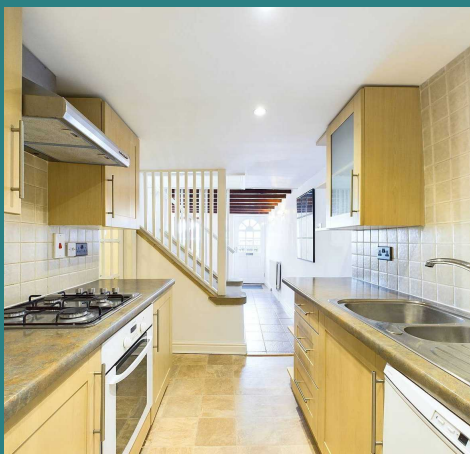
8 Kirkbarrow Lane

Kendal

Introducing a great opportunity to own a three-bedroom end of terrace town house nestled in a popular and convenient location within close proximity to the town centre. The property boasts a versatile living space, thoughtfully designed with a fantastic layout and an array of great features to suit modern living. Step inside and be greeted by the open-plan kitchen/dining room which is a true focal point of the home along with a downstairs shower room and utility room.

Venture up the feature stairway to the first floor to discover the lounge with french doors leading to the balcony, a bedroom and stairs leading to the second floor where two further bedrooms and a Juliette bathroom can be found.

The property also features a charming patio seating area to the front, providing the perfect spot to unwind and enjoy the outdoors. Additionally, the house comes with the convenience of two parking permits, making parking a breeze for residents and their visitors.



By Foot: Walk up Chapel Lane from Kirkland (between Cobbler Johns and the hairdresser). Turn left onto Gilling Grove and walk along Kirkbarrow Lane. By Car: When driving into Kendal along Kirkland, take the first left up Gillinggate, then the first left again into Anchorite Fields. At the playground, turn left again onto Brockbeck. Kirkbarrow Lane is on the right side, and No. 8 is the end of the terrace.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

ENTRANCE

To the front of the property, the timber entrance door with glazed panels opens to the open-plan dining room/kitchen.

OPEN PLAN DINING ROOM/KITCHEN

24' 4" x 11' 10" (7.42m x 3.61m)

The dining area has tiled flooring, exposed beams, and a radiator. There is a door to the good-size understair storage and a timber double-glazed window to the front. There are exposed stone stairs rising to the first floor lounge, and this room is open to the kitchen.

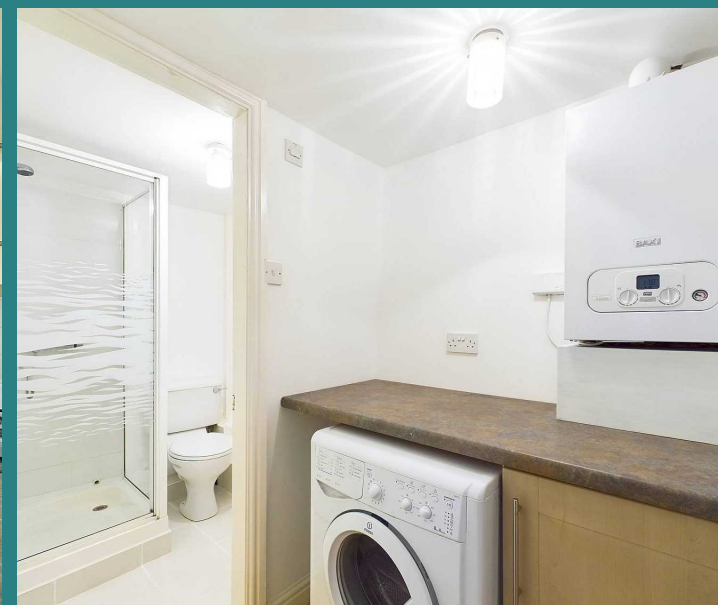
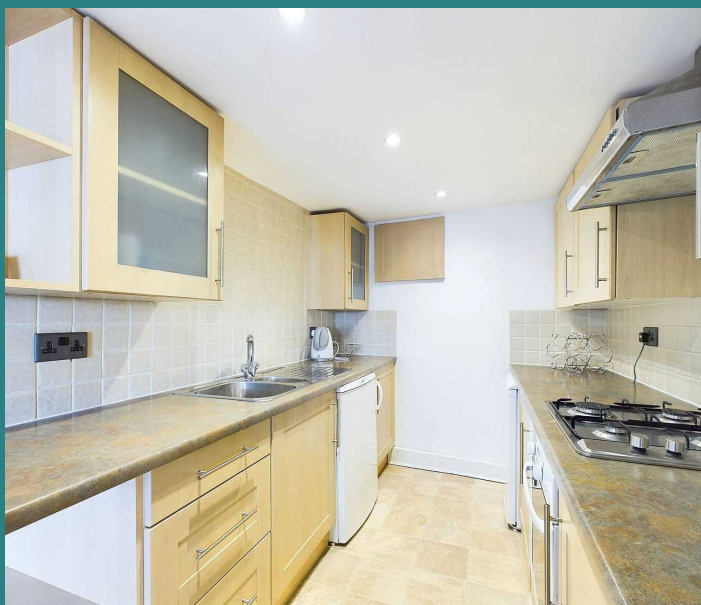
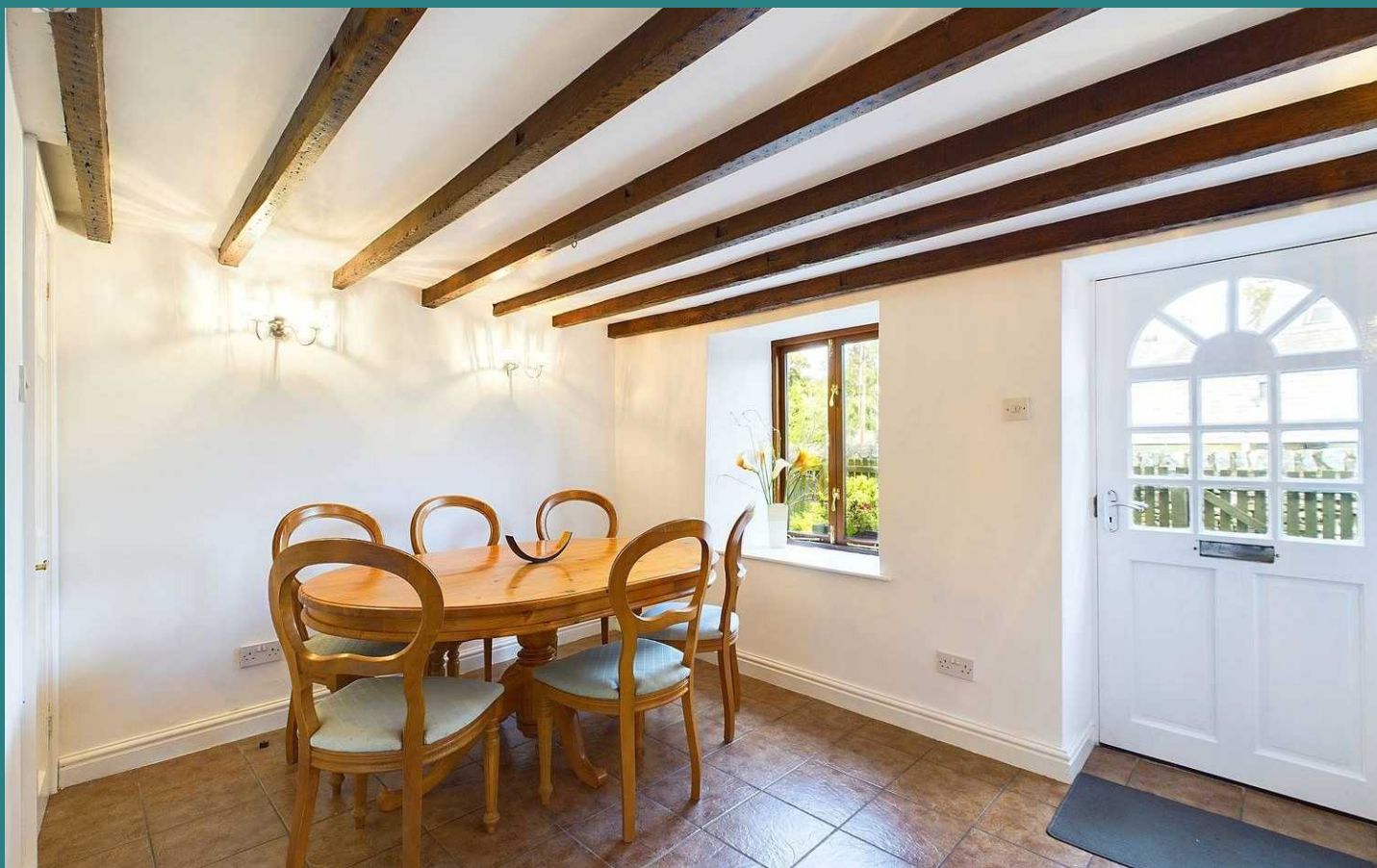
KITCHEN

The kitchen has a range of fitted storage units with a complementary worktop, a 1 1/2-bowl stainless steel sink, space for an undercounter fridge and an undercounter freezer, an integrated oven, a four-burner gas hob, and an extractor hood. A timber door with glazed panels opens to the utility room.

UTILITY ROOM

5' 5" x 4' 10" (1.65m x 1.47m)

The utility room has an area of worktop with plumbing below for a washing machine. There is a wall-mounted Baxi boiler and a radiator.





SHOWER ROOM

4' 5" x 4' 10" (1.35m x 1.47m)

The suite comprises a shower cubicle, wash hand basin, WC, and radiator.

FIRST FLOOR LOUNGE

11' 7" x 12' 0" (3.53m x 3.66m)

To the rear of the property, this lounge has double timber-glazed patio doors opening to a private block-paved patio. A timber door opens to bedroom one, and stairs rise to the second-floor landing.

BEDROOM ONE

9' 4" x 12' 0" (2.84m x 3.66m)

This double room has a radiator and a timber double-glazed window to the front.

SECOND FLOOR LANDING

5' 2" x 3' 9" (1.57m x 1.14m)

The stairs split. To the left is a door to the Jack and Jill bathroom and a door to bedroom two.

JACK AND JILL BATHROOM

4' 8" x 8' 9" (1.42m x 2.67m)

The suite comprises a bath, a WC, and a pedestal wash hand basin. There is also a radiator, a wall-mounted cabinet, and a hatch to the loft space. A door opens to bedroom two, and a separate door opens to bedroom three.

BEDROOM TWO

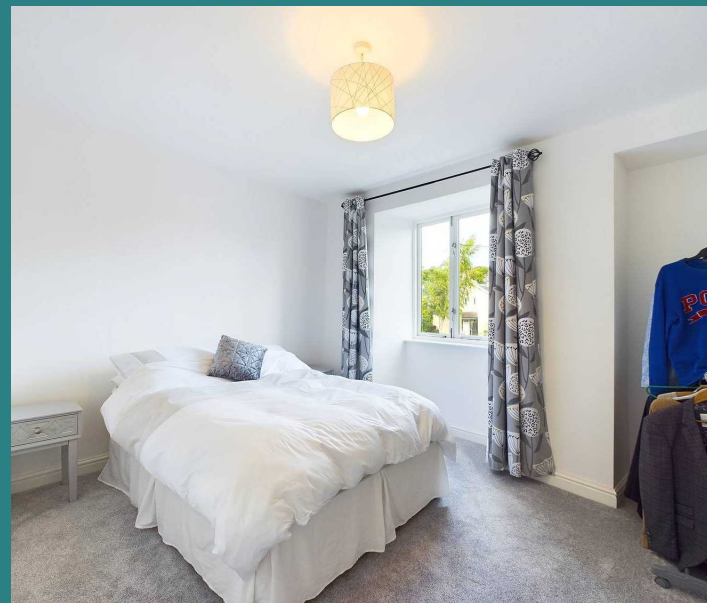
9' 9" x 12' 1" (2.97m x 3.68m)

To the rear of the property this bedroom has a radiator and a timber double-glazed window.

BEDROOM THREE

6' 6" x 12' 1" (1.98m x 3.68m)

To the front of the property this bedroom has a radiator and a timber double-glazed window.

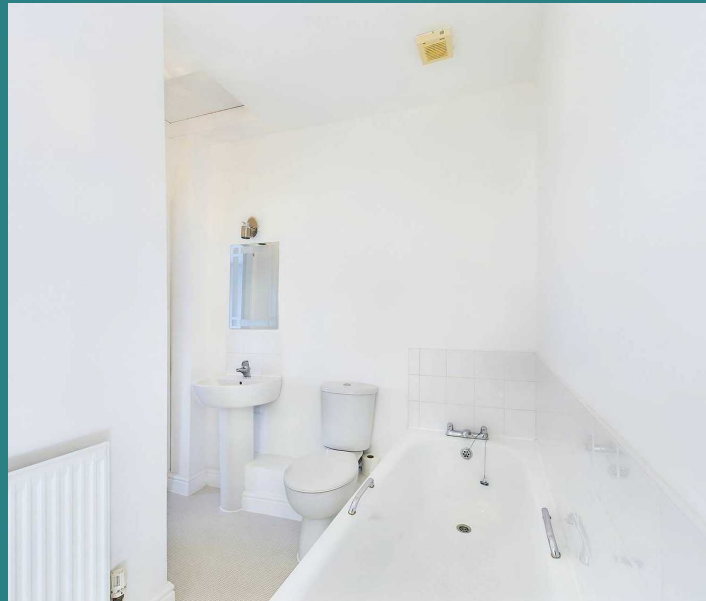


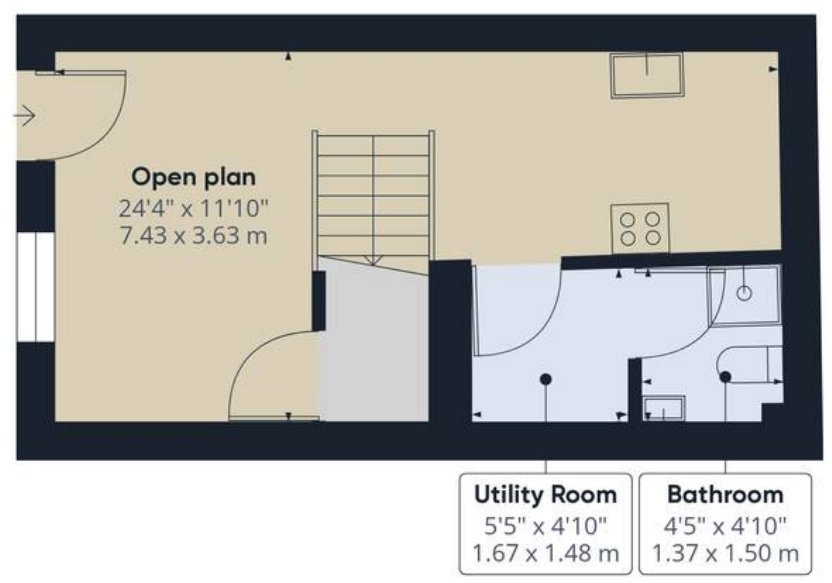
GARDEN

To the front of the property is pedestrian gated access to the block paved patio with an area of decorative pebbles and mature planting.

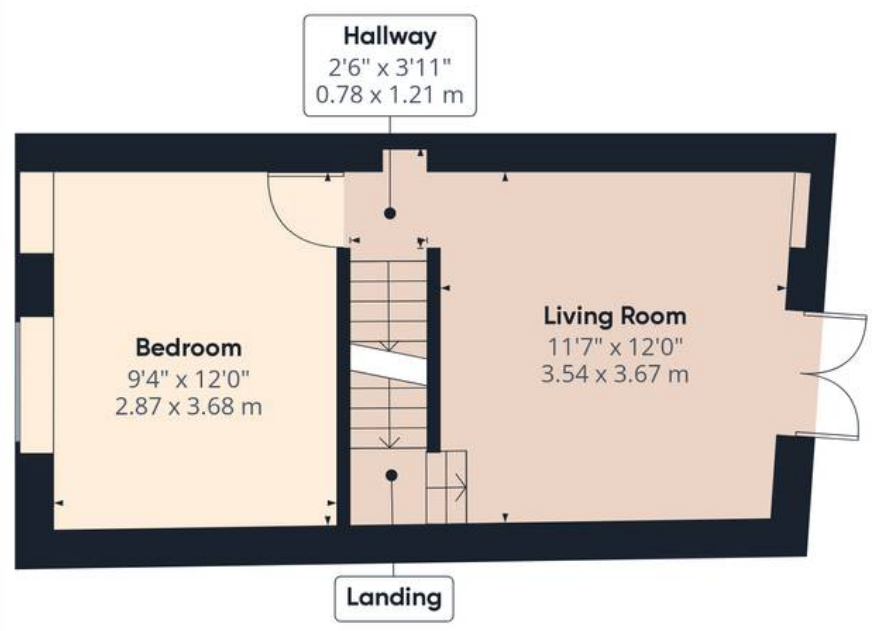
PARKING: Two parking permits are available.

SERVICES: electricity, gas, mains water and drainage, gas central heating.

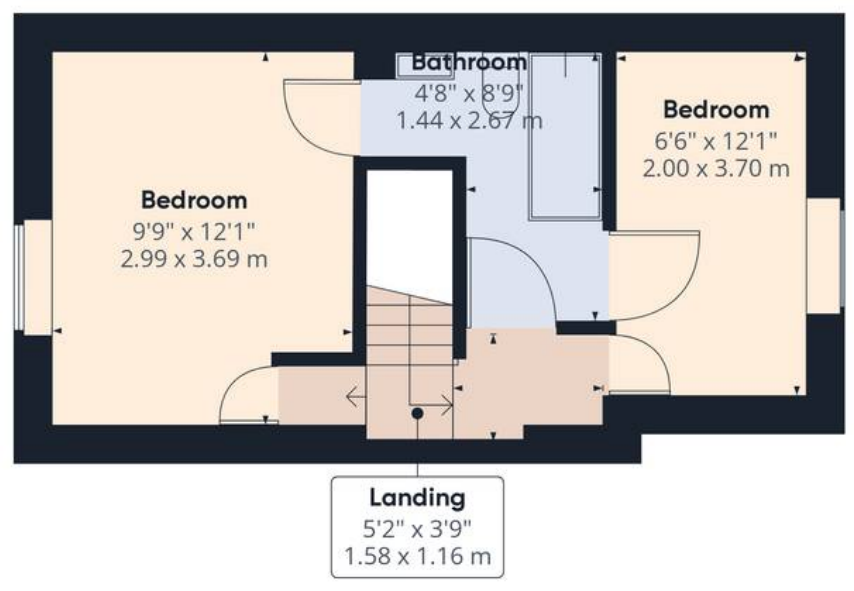




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
828.71 ft²
76.99 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.