



3 Silverdale Drive, Kendal - LA9 6RP

Guide Price £240,000



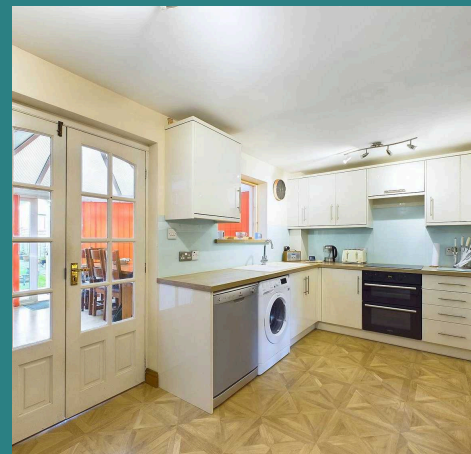
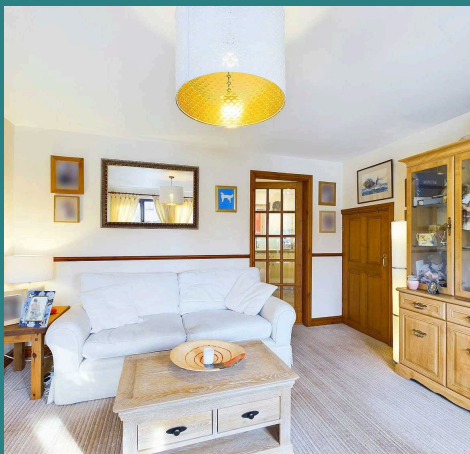


3 Silverdale Drive

Kendal

Nestled in the heart of a desirable residential area, this charming property presents an ideal opportunity for family living. This mid-terrace house boasts three bedrooms, a lounge with a cosy coal-effect gas fire as well as full gas central heating, a breakfast kitchen and a delightful conservatory that bathes the space in natural light. The property further features a family bathroom. Outside, the rear garden offers a sanctuary for relaxation with a lawn, a greenhouse for gardening enthusiasts, and a shed for additional storage. Furthermore, the low-maintenance garden includes a patio area for alfresco dining, perfect for entertaining guests. No chain.

The property also benefits from a driveway providing ample parking space for up to four vehicles, ensuring convenience for residents and visitors alike. With its well-appointed interiors and thoughtfully designed outdoor space, this residence offers a peaceful retreat within easy reach of local amenities and transport links. Don't miss this opportunity to make this house your home.



From Kendal Railway Station, take the 2nd exit on the roundabout into Wildman Street. Be in the left-hand lane and turn left onto Castle Street. Follow this road, passing under the railway bridge, onto Sedbergh Road. Continue past the allotments on your left and turn right into Rusland Park, just before the zebra crossing. Turn left into Silverdale Drive and the property is located on the left hand side.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

Entrance Hall

5' 2" x 4' 6" (1.57m x 1.37m)

At the front of the property, the composite door opens to a door to the lounge and a stairwell that leads to the first floor landing.

Lounge

13' 5" x 12' 8" (4.10m x 3.85m)

With a coal-effect gas fire, this room has a window to the front aspect, a door that leads to the kitchen and an understairs cupboard space housing the water meter.

Kitchen

8' 11" x 15' 11" (2.73m x 4.84m)

This kitchen has a range of fitted storage units with a complementary worktop. There is an integrated Hotpoint oven with an induction hob over, a 1 1/2 sink, space for an upright fridge/freezer, and space & plumbing for a washing machine and dishwasher. French doors lead into the conservatory and a window from the kitchen that looks into this space.

Conservatory

12' 9" x 11' 5" (3.89m x 3.48m)

Conservatory that looks onto the garden, which is currently being used as a dining room.

First Floor Landing

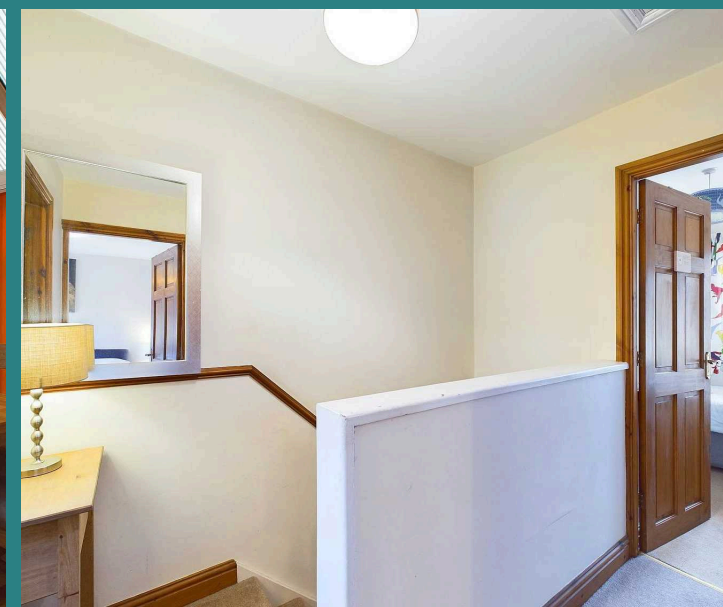
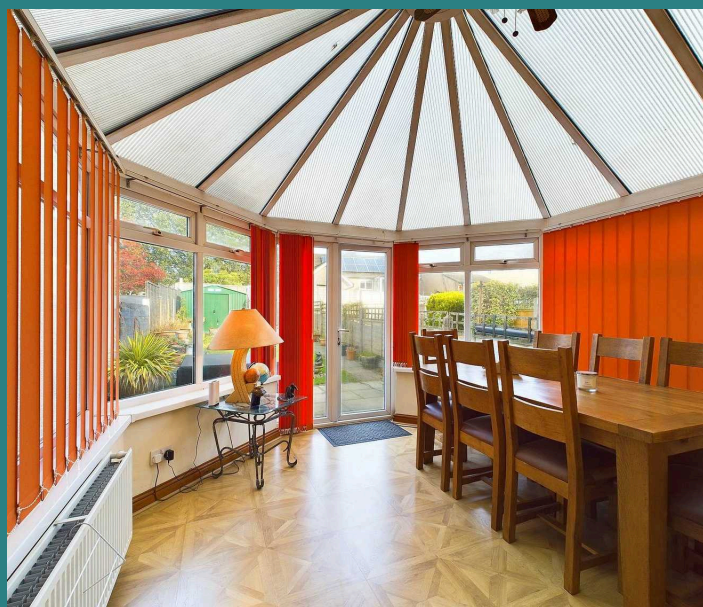
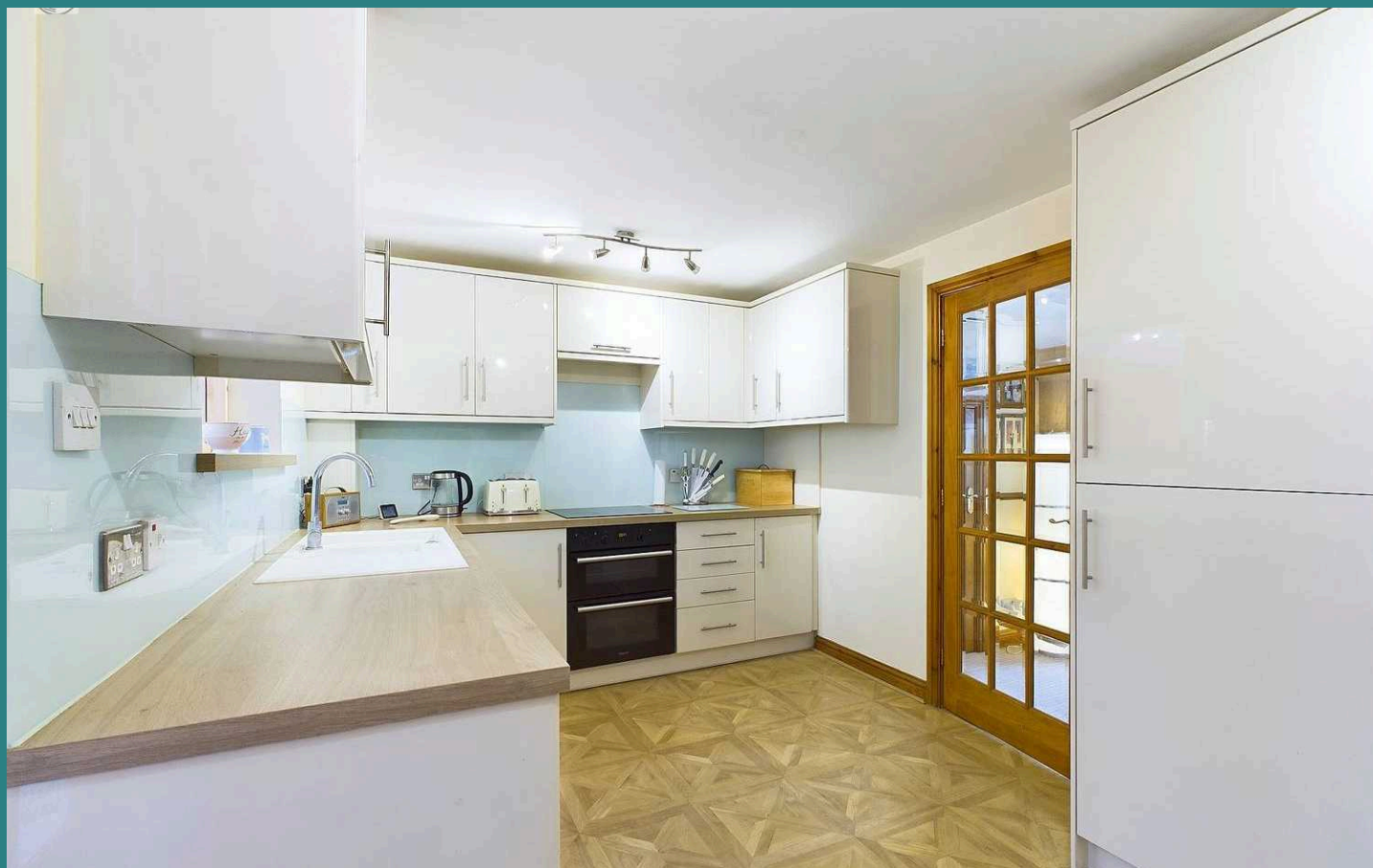
8' 4" x 5' 10" (2.55m x 1.77m)

Doors open to three bedrooms, a family bathroom and an airing cupboard which houses a Viessmann boiler & shelves. You can gain loft access from the landing.

Bedroom One

11' 8" x 8' 10" (3.56m x 2.68m)

With a radiator and a window to the front aspect of the property.





Bedroom Two

8' 6" x 9' 1" (2.58m x 2.76m)

With a radiator and a window to the rear.

Bedroom Three

8' 7" x 6' 9" (2.62m x 2.05m)

Single room with window to the front.

Bathroom

5' 5" x 6' 7" (1.66m x 2.01m)

This suite comprises of a vanity wash hand basin, a W.C., mirrors, fitted cupboards, a shower over a bath with a glazed fixed screen, and an extractor fan.

Rear Garden

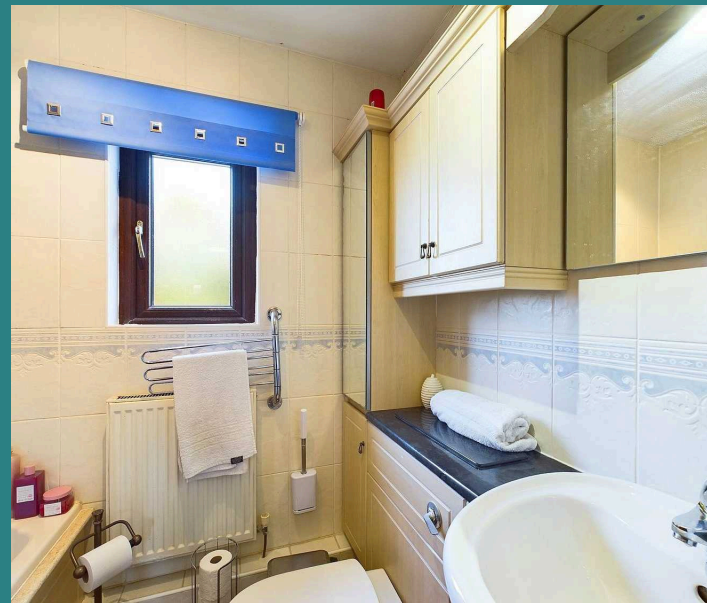
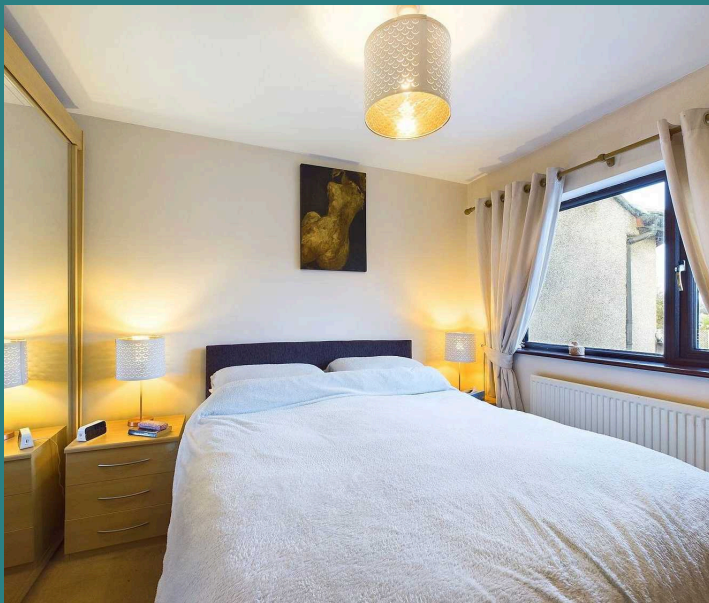
Low maintenance garden with a patio area, greenhouse, lawn and shed.

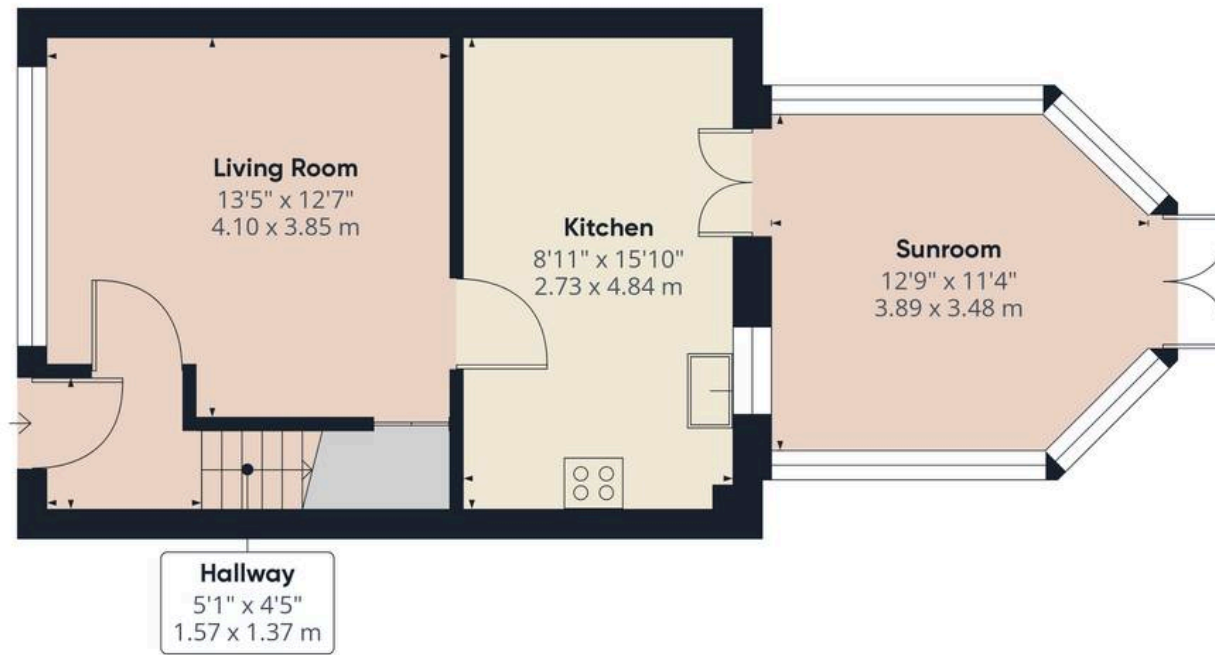
Off street

4 Parking Spaces

Driveway providing 4 parking spaces

Services: Electric, Gas, Mains Water and Drainage, Full Gas Central Heating, Broadband (FFTC fibre to the cabinet)





Ground Floor



Floor 1



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