



15 Middle Lane, Kendal
£240,000



15 Middle Lane

Kendal, Kendal

A well presented Edwardian end of terrace stone built property pleasantly located within this popular residential area of the town occupying an elevation position yet being within walking distance of the town centre amenities. The property has great road links to both the Lake District National Park and the M6 Motorway. Situated in a prime location, this charming 2 bedroom end of terrace house boasts a range of desirable features. Upon entering, one is greeted by a warm and inviting sitting room complete with a wood-burning stove, perfect for cosy nights in. The modern dining kitchen offers a delightful space for culinary enthusiasts, while the two bedrooms provide comfortable living accommodation, with one bedroom offering far-reaching views. The property benefits from gas central heating, ensuring warmth and comfort throughout the seasons. The family bathroom provides convenience and practicality for modern living. Convenient road links to the Lake District National Park and easy access to the town centre make this property an ideal choice for those seeking both convenience and tranquillity. Additionally, the enclosed rear yard with a workshop/outhouse offers a private outdoor space, perfect for relaxing or entertaining, and residents permit parking ensures secure parking facilities. Outside, the property offers an inviting outdoor space, with an enclosed yard to the rear providing a peaceful retreat. The workshop/store adds versatility and functionality to the property, catering to a variety of needs. Residents permit parking for two vehicles adds a level of convenience for homeowners. Furthermore, a communal courtyard to the front of the property enhances the outdoor experience, featuring seating areas, mature trees, and well-stocked planters. Whether unwinding in the private rear yard or embracing the communal courtyard, this property offers a blend of private and social outdoor spaces, catering to a variety of lifestyles.

- End terrace house
- Gas central heating
- Sitting room with woodburning stove
- Road links to the Lake District National Park
- Modern dining kitchen
- Easy access to the town centre
- Two bedrooms with one having far reaching views
- Enclosed rear yard with workshop/outhouse
- Family bathroom
- Resident's permit parking

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING

SERVICES

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

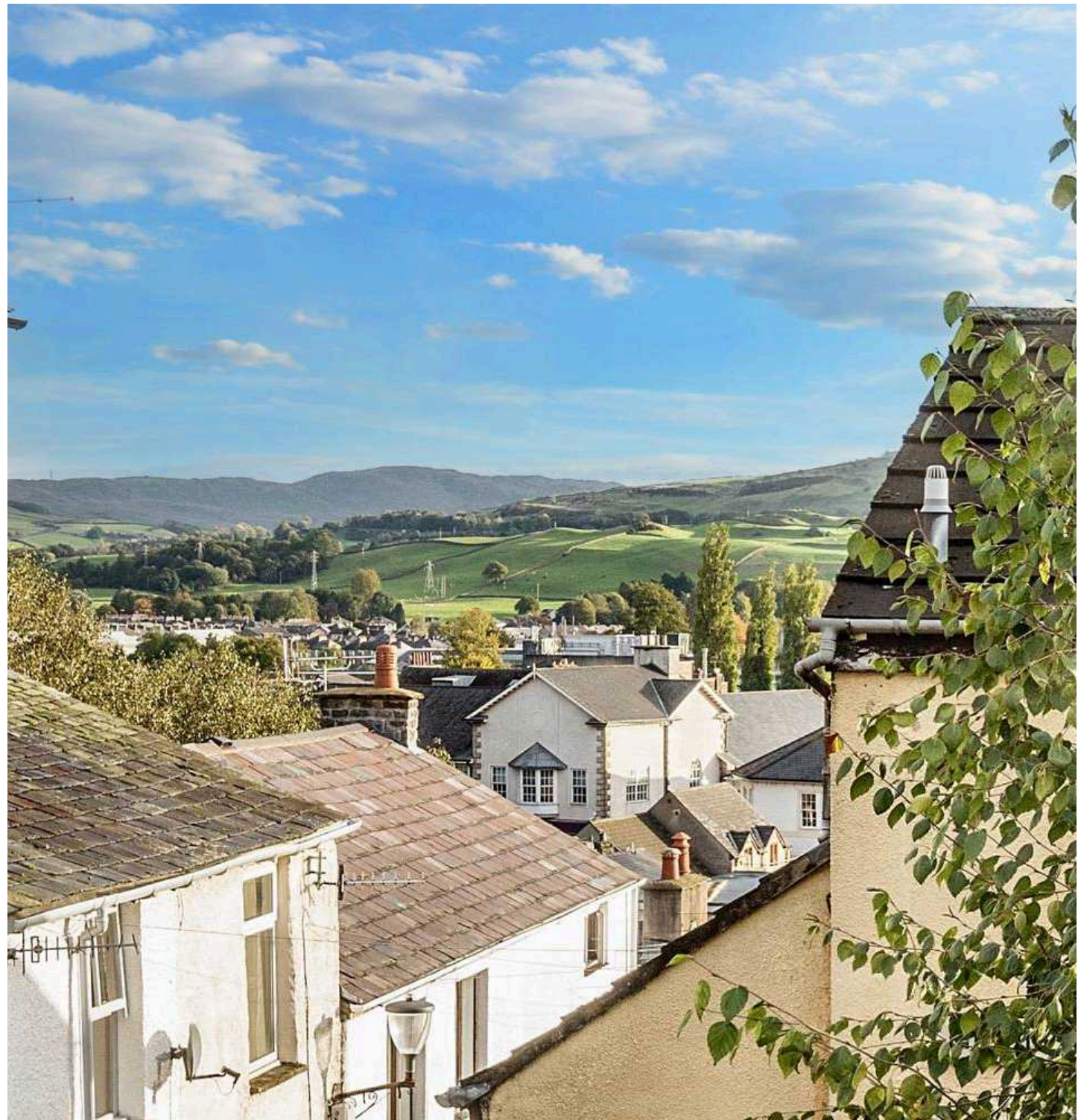
COUNCIL TAX: BAND B

TENURE: FREEHOLD

DIRECTIONS

Travel along the one way system through Highgate and turn left at the Town Hall on to Allhallows Lane. Take the first right into Low Fellside and bear left on to Middle Lane to find number 15 located on the left.

WHAT3WORDS: visit.image





GROUND FLOOR

ENTRANCE HALL

3' 10" x 3' 1" (1.17m x 0.94m)

SITTING ROOM

14' 1" x 11' 7" (4.30m x 3.53m)

DINING KITCHEN

14' 11" x 7' 3" (4.55m x 2.20m)

FIRST FLOOR

LANDING

3' 6" x 2' 6" (1.06m x 0.77m)

BEDROOM

14' 5" x 10' 4" (4.39m x 3.14m)

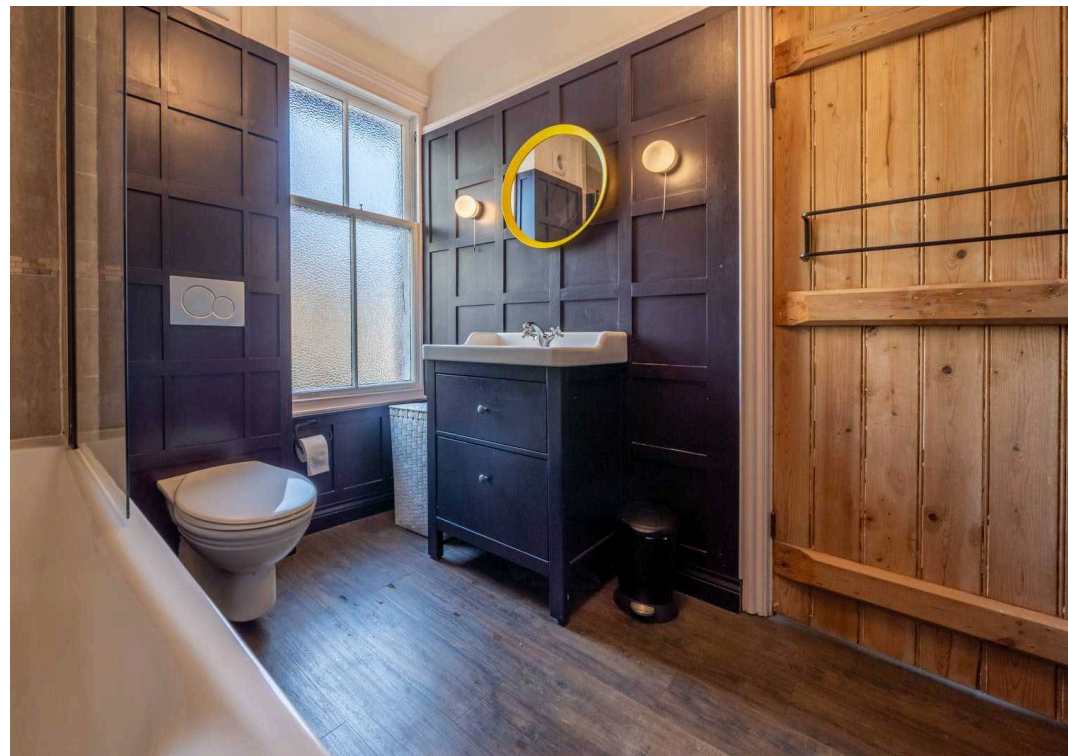
BEDROOM

10' 6" x 7' 7" (3.20m x 2.30m)

BATHROOM

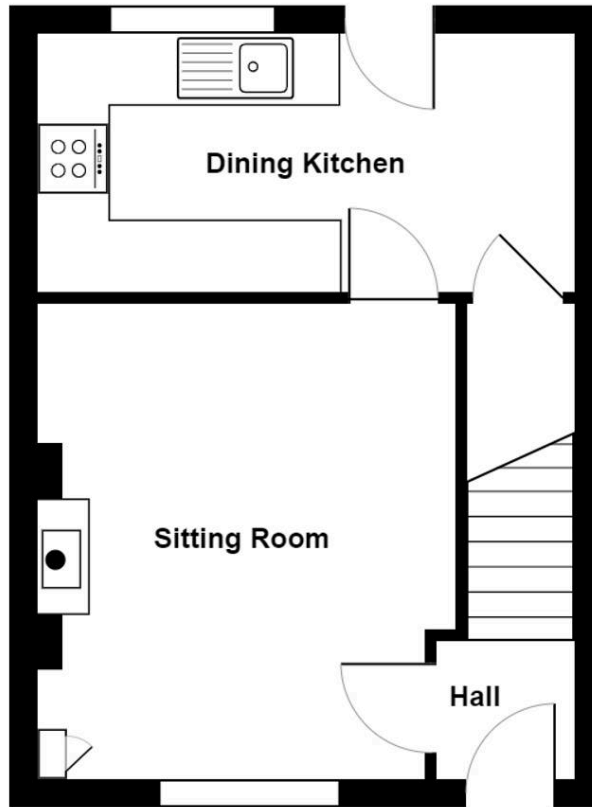
7' 9" x 7' 4" (2.35m x 2.23m)



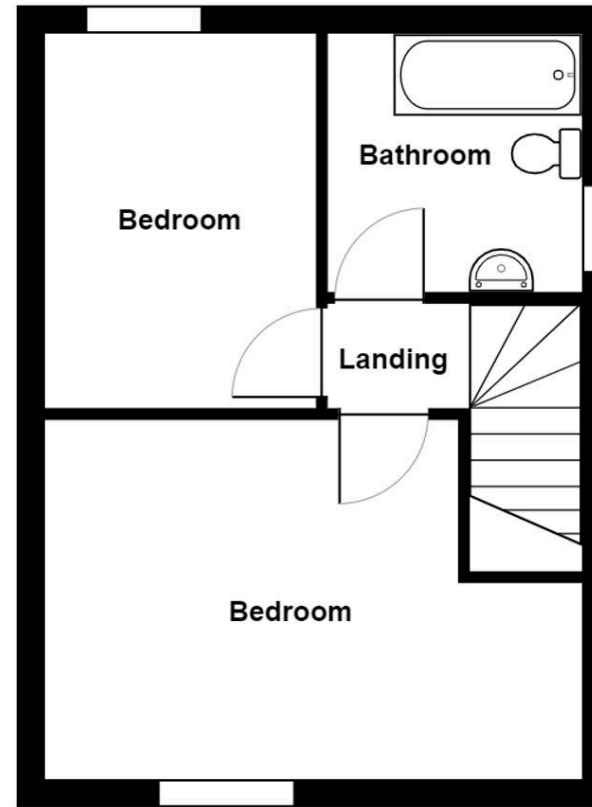








Ground Floor



First Floor



15 Middle Lane, Kendal

Total Area: 57.5 m² ... 619 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

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

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