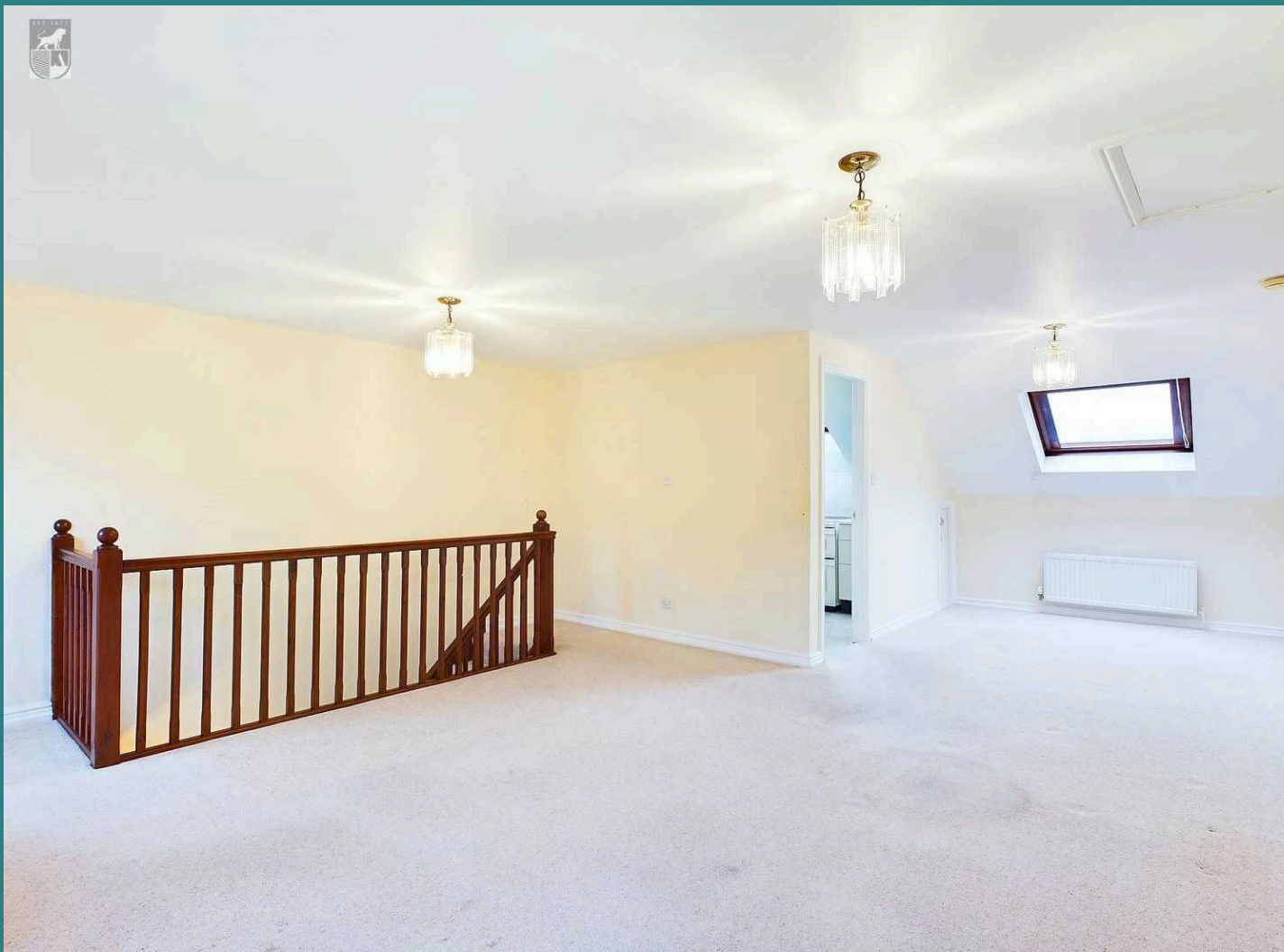




10 Benson Green, Kendal - LA9 4RG

Guide Price £200,000





10 Benson Green

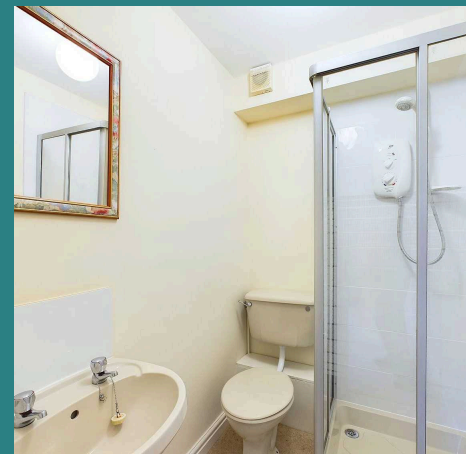
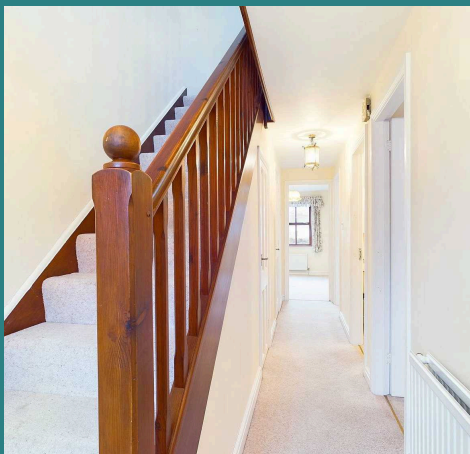
Kendal, Cumbria

An excellent investment opportunity presents itself with this charming 3-bedroom end of terrace house, setback within a cul-de-sac accessible from Sandes Avenue, within easy reach of riverside walks and Kendal's town centre. The property boasts an upstairs lounge/dining room and kitchen. Downstairs you will find two bathrooms suites, one shower room and a bathroom, three bedrooms, one with patio doors leading out to the patio garden. Allocated parking adds convenience to the property making it suitable for families and professionals alike. With a little upgrading, this house has the potential to become the perfect home, ideal for those seeking a project to place their mark on. No Chain.

Starting from Highgate, Kendal, UK. Head north on Highgate/A6 toward New Inn Yard. Turn right onto Lowther St/A6 Continue to the road onto New Road taking a left passing the bus station on your left. Then take a left turn onto Sandes Ave, immediately taking a left turn opposite sports direct, turn right into; County Mews, continue forward and Benson Green is through the archway straight ahead.

Council Tax band: C

Tenure: Freehold



Entrance Hall

At the front of the property, an entrance door opens up to stairs that lead up to the living room, 3 bedrooms, a bathroom, an understairs cupboard, and a large walk-in airing cupboard.

Bedroom One

To the front of the property, this bedroom has an en-suite with a ladder radiator.

Ensuite

5' 10" x 4' 6" (1.78m x 1.37m)

Three piece ensuite shower suite. W.C. Handbasin and shower cubicle.

Bedroom Two

This bedroom has patio doors which lead to the rear garden.

Bedroom Three

Single room to the rear aspect of the property.

Bathroom

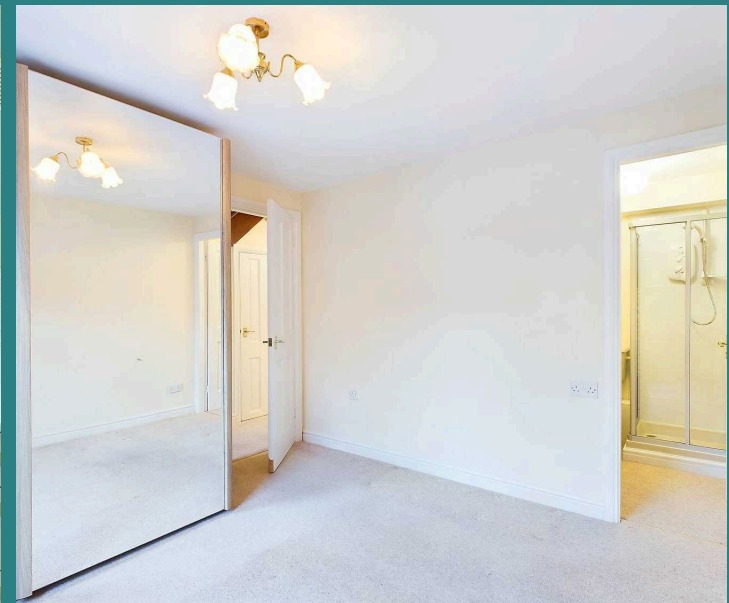
Three piece suite with no shower.

Lounge

As you make your way upstairs, you will find yourself in the open lounge/dining area. There is a velux window to the rear in the dining area and two windows to the front aspect in the lounge. You can gain access to the part-boarded attic here with a ladder.

Kitchen

The kitchen comprises a Velux freestanding cooker, space for a washing machine, a 1 1/2-bowl stainless steel sink, and a Worcester boiler.



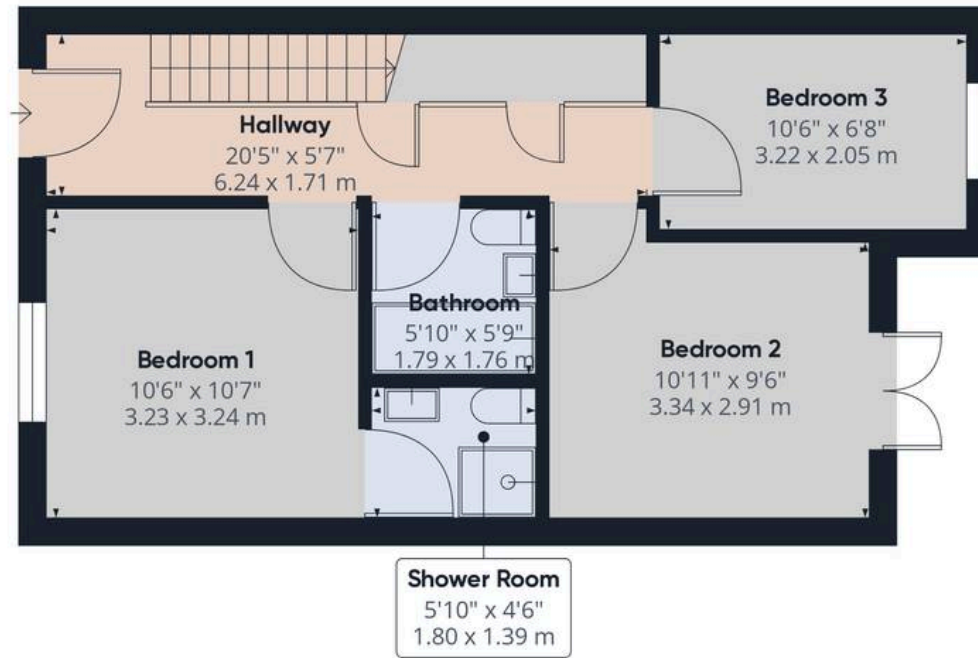
GARDEN

Enclosed gravel and paved garden

1 Parking Space

Gas Central Heating





Ground Floor



Floor 1



Arnold Greenwood Estate Agents

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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.