



Kendal

£230,000

15 Chambers Close, Kendal, Cumbria , LA9 5JE

Located on the desirable south side of Kendal, 15 Chambers Close is a well-presented mid-terraced home that offers a blend of modern comfort and convenience. With excellent access to the M6 motorway, local bus routes, highly regarded schools and the town's extensive amenities, this property is perfectly suited to a variety of buyers.

Upon entering through the front door, you are welcomed into the stylish kitchen. This space features a range of attractive wall, base and display units, complemented by coordinating work surfaces, an inset sink and half with drainer and a breakfast bar. The part-tiled walls add a touch of sophistication, while integrated appliances, including two Neff ovens, a five-ring gas hob with an extractor, and a Hotpoint dishwasher, ensure functionality. There is plumbing for a washing machine, space for a dryer and a UPVC double-glazed window overlooking the front. A useful cloak cupboard provides additional storage and stairs lead from the kitchen to the first floor.

Quick Overview

- Mid terrace property
- Two reception rooms
- Modern fitted kitchen
- Two double bedrooms
- Three piece bathroom
- Low maintenance gardens
- Gas central heating
- Detached garage
- No upward chain
- Ultrafast broadband available



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Ultrafast



Garage & off
road parking

Property Reference: K6988



Living Room



Kitchen



Kitchen



Conservatory

The living room is a warm and welcoming space, offering room for relaxation and entertaining. From here, you can access the conservatory, which provides an additional living area with a delightful aspect over the rear garden. A door from the conservatory opens directly onto the garden, creating a seamless connection between indoor and outdoor spaces.

On the first floor, the property offers two double bedrooms and a modern bathroom.

Bedroom one is a generously sized room with two rear-facing windows that enjoy picturesque views of The Helm and open countryside. A built-in cupboard provides useful storage and houses the wall-mounted boiler. The second bedroom, also a double, features a front-facing aspect, a built-in wardrobe and access to loft storage.

The bathroom is tastefully appointed, with part-tiled walls, a heated towel rail and a window. The three-piece suite includes a bath with a Mira shower over, a vanity unit with a wash hand basin and a WC.

Outside, the property benefits small easy to maintain fore-garden and private enclosed rear garden which is fully flagged and bordered by flowerbeds, creating an inviting space for outdoor relaxation or entertaining. Additionally, the property includes a detached garage conveniently located within immediate vicinity and provides off road parking to the front of the garden.

With its thoughtful design, excellent location and modern features, 15 Chambers Close is a property that deserves to be viewed to be fully appreciated.

Accommodation with approximate dimensions:

Fitted Kitchen

14' 3" x 13' 5" (4.36m x 4.11m)

Living Room

14' 3" x 10' 6" (4.36m x 3.22m)

Conservatory

9' 5" x 7' 7" (2.88m x 2.32m)

First Floor

Landing

Bedroom One

14' 3" x 10' 6" (4.36m x 3.21m)

Bedroom Two

9' 1" x 8' 3" (2.77m x 2.52m)

Bathroom

Parking: There is off road parking to the front of the garage.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

Services: Mains gas, mains water, mains electricity and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What 3 Words & Directions: [///every.amount.city](http://every.amount.city)

Situated at the south end of the town, the property can be found by taking the right turning off Milnthorpe Road onto Collin Road. Carry on straight ahead following the road round, take the fourth turning left into Chambers Close. Bear right following the road down and number 15 is then found on your left towards the head of the cul-de-sac.

Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.

Thought from the owners: "This has been a fantastic first home and then an investment property for us. A comfortable and easy house to live in and manage!"

Agent Note: The flat is currently subject to an Assured Shorthold Tenancy with the tenant requiring two months notice to vacate.

Disclaimer: All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/08/2024.

Anti Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



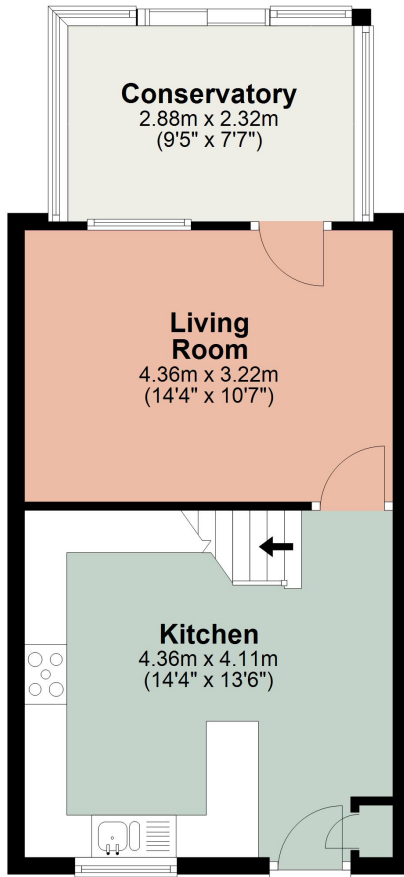
Bathroom



Rear Garden

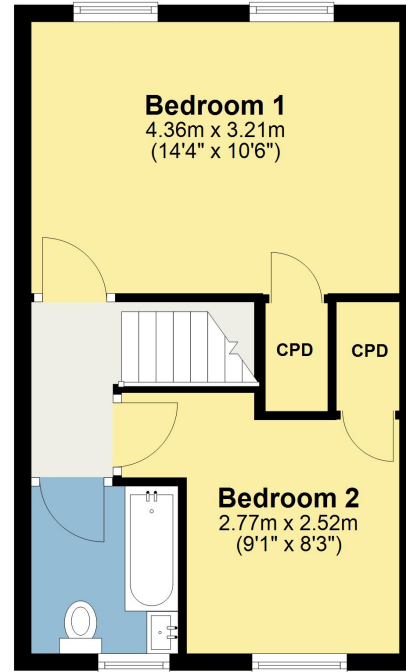
Ground Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



Total area: approx. 71.7 sq. metres (771.9 sq. feet)

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Request a Viewing Online or Call 01539 729711