



30 Garden Road, Kendal - LA9 7ED

Offers in Region of £300,000







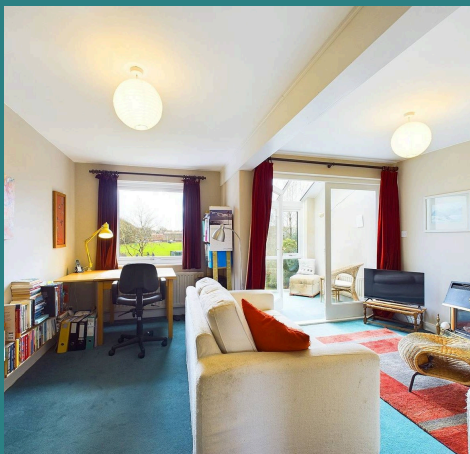
## 30 Garden Road

Kendal

Step into this charming 3-bedroom terraced house that stretches gracefully across three floors, offering ample space and cosy vibes. The sunroom invites you to unwind while the lounge overlooks playing fields, perfect for relaxing. The kitchen/dining room is a hub of activity, ideal for family meals and hosting gatherings.

With both a bathroom and shower room, convenience is key in this property. The garage and parking ensure that you never have to worry about finding a spot for your vehicle. And let's not forget the lovely rear garden, a peaceful oasis where you can enjoy al fresco meals.

This property seamlessly blends functionality with comfort, offering a welcoming retreat for you to call home. Don't miss out on the opportunity to make this delightful terraced house your own slice of paradise.





## Entrance

The entrance leads into the hallway with a flight of stairs leading up to the first floor, a door leads to the kitchen/dining room. There is a door to the garage and a door to the understairs cupboard providing lots of storage space.

## Kitchen/Dining Room

The dining kitchen has two windows to the rear aspect and a door to the rear garden. There is a great range of wall and floor units, a four ring gas hob and built in oven with extractor fan over. Space for an upright fridge/freezer and plenty of space for a dining table.

## Garage

The garage has an up and over door, space and plumbing available for a washing machine, space for undercounter fridge and freezer. The consumer unit is in the garage.

## Landing

The first-floor landing contains doors to a bedroom, family bathroom, lounge and an airing cupboard. There are stairs to the second floor and a window to the front aspect.

## Lounge

The lounge has a gas fire and views out over the playing fields, a door leads to the Sunroom.

## Sunroom

First floor sunroom with a lovely outlook over playing fields.

## Bedroom 1

A double bedroom with built in cupboards and a corner window to the front and side aspect.







### **Bedroom 1**

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### **Family Bathroom**

The family bathroom contains a bath with a mixer tap, vanity wash hand basin, WC, ladder radiator, extractor fan and a range of built-in cupboards.

### **Second floor landing**

The second floor landing has doors to 2 bedrooms, a shower room, Velux window and access to the loft. There is a small cupboard housing the Weissman boiler.

### **Bedroom 2**

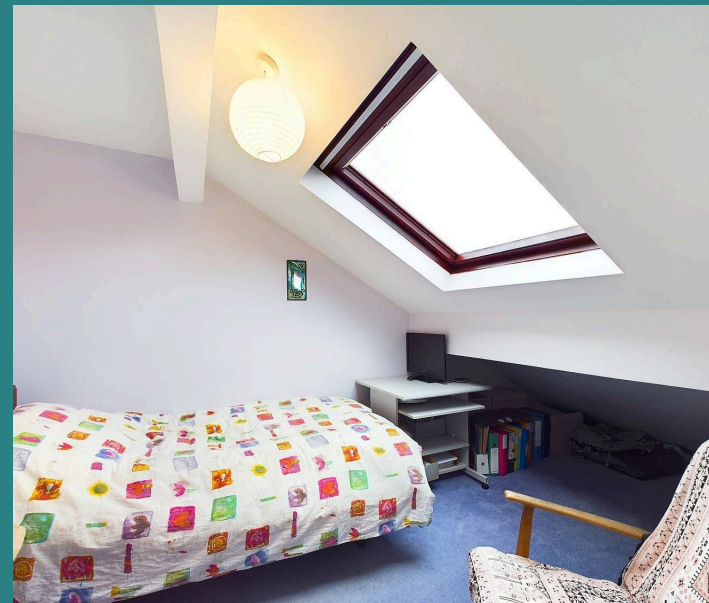
Bedroom 2 has a window to the rear aspect that looks over the playing fields.

### **Bedroom 3**

Bedroom 3 has a Velux window towards the front aspect.

### **Shower Room**

The shower room has a shower cubicle containing a Triton electric shower, a small wash hand basin, WC and extractor fan.





## Rear Garden

A lovely garden with patio seating area, lawn and vegetable plots. A range of fruit trees and bushes complete the picture.

## Garage

Single Garage

## Driveway

1 Parking Space

Heading South out of Kendal proceed along Aynam Road and onto Lound Road. Pass the Travelodge on the right hand side and take the left turn into Garden Road after the traffic lights, proceed to the end of the road bearing right into the cul de sac. No 30 can be found on the right hand side.

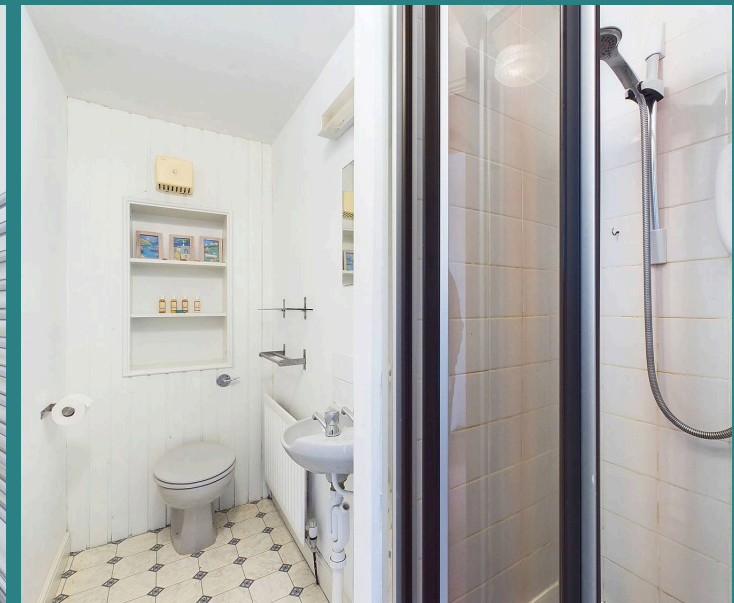
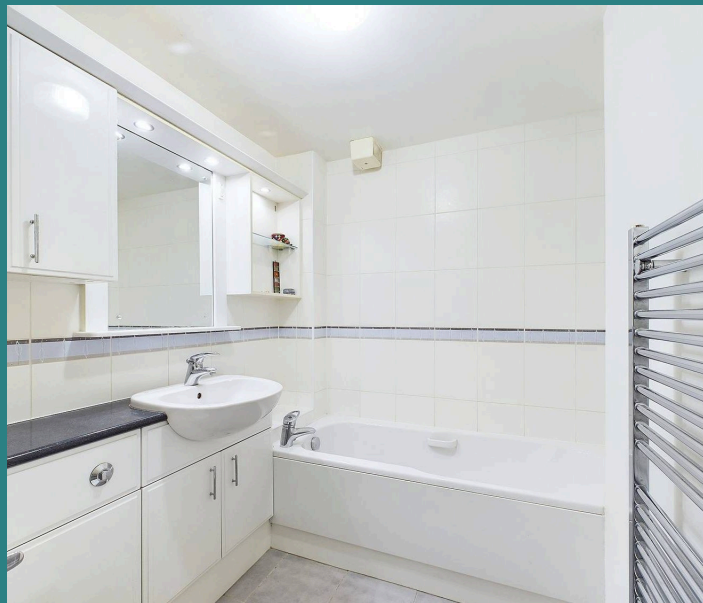
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Mains Gas, Electric and Drainage





Ground Floor



Floor 1



Floor 2





## Arnold Greenwood Estate Agents

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