



# Kendal

£255,000

6 Low Garth, Kendal, Cumbria, LA9 5NZ

Welcome to this beautifully presented, extended, three double bedroom family home, a true gem nestled in a popular neighbourhood that promises both comfort and convenience. This property is a perfect blend of modern living and well proportioned spaces, offering well balanced accommodation for a growing family or those who love to entertain.

The garden is generous and there is a detached garage to boast. The immaculate presentation provides the next buyer a home 'ready to walk into!'

## Quick Overview

- Semi detached family home
- 3 double bedrooms
- Well equipped fitted kitchen
- Spacious living/dining room
- Sizeable utility room and cloakroom
- Contemporary bathroom suite
- Generous off road parking
- Carport and garage
- Close to bus route, school and access to M6
- Ultrafast Broadband available



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Ultrafast available



Generous off road parking & garage

Property Reference: K7015



Living Room



Dining Area



Dining Area



Kitchen

As you approach the home, you are greeted by a large driveway providing plenty of parking space for multiple vehicles, complemented by a convenient carport.

Step inside the entrance hall where you will find stairs leading to the first floor and attractive Karndean flooring which flows through to the Living/dining room. Aspect to the side and useful understairs storage housing the combi gas fired boiler and meters. The generous Living/Dining room offers a wonderful sociable space which will work well for families, enjoying a bay window there is plentiful natural light and far reaching fell views. Patio doors open onto the rear patio which brings the outdoors in! Beyond discover a modern fitted kitchen with a good range of shaker style wall and base units, wine rack and display cabinets. There is a significant amount of worksurface space which incorporates a sink unit and 4 ring gas hob with extractor canopy over. Equipped with sleek appliances including double oven, dishwasher and fridge. Aspect to side and access to excellent utility room, providing range of full height units, workspace and plumbing for washing machine. Featuring a useful cloakroom, comprising WC and wash hand basin, perfect for busy family life.

The light and airy landing provides access to the loft with drop down ladder. There is a useful shelved linen cupboard. Each of the three double bedrooms offers generous space, ensuring comfort and privacy for every family member. The rooms enjoy large windows and are flooded with light, creating a warm and inviting ambiance throughout. The rooms enjoy open countryside side and far reaching fell views to boast.

The contemporary, recently installed bathroom suite is a sanctuary of relaxation, boasting high-quality fixtures including vanity wash basin, concealed cistern WC, panelled bath with shower over and downlights. Vertical towel rail and panelling to walls.

Venture outside to a lawned front garden and the sizeable, landscaped rear garden, a true highlight of this property. This outdoor haven is ideal for children to play, gardening enthusiasts to indulge their passion, or for hosting summer barbecues with friends and family. The garden's thoughtful design is over two levels with level patio and steps to a large lawn. Beyond is the detached garage with up and over door accessed to the rear of the property. Power and light.

Don't miss the chance to make this delightful property your forever home.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living/Dining Room 23' 11" x 11' 1" (7.29m x 3.39m)

Kitchen 11' 4" x 9' 0" (3.47m x 2.76m)

Utility Room 13' 0" x 9' 6" (3.98m x 2.90m)



Bedroom One



Bedroom One



Bedroom Three



Bedroom Two



Bathroom



Garden

Cloakroom

First Floor

Landing

Bedroom One 11' 5" x 11' 2" (3.50m x 3.41m)

Bedroom Two 11' 6" x 10' 3" (3.51m x 3.14m)

Bedroom Three 8' 5" x 8' 3" (2.59m x 2.52m)

Bathroom

Parking There is ample parking for several vehicles to the front of the property and space beneath the carport.

Garage 18' 6" x 9' 6" (5.65m x 2.91m)

Property Information

Tenure Freehold

Council Tax Band C

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

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

What3words and Directions ///built.plea.thrones

Situated on Hallgarth, the property can be found by taking the right turn from Windermere Road into Garth Brow. Take the next right turn into Hallgarth Circle and then next right into Low Garth following the road round and No 6 can be found on the right hand side.

Viewing Strictly by appointment with Hackney & Leigh

Owners thoughts "A loved warm family home inside and out"

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).



Garage



Garden



BedroomTwo



Utility

## Meet the Team

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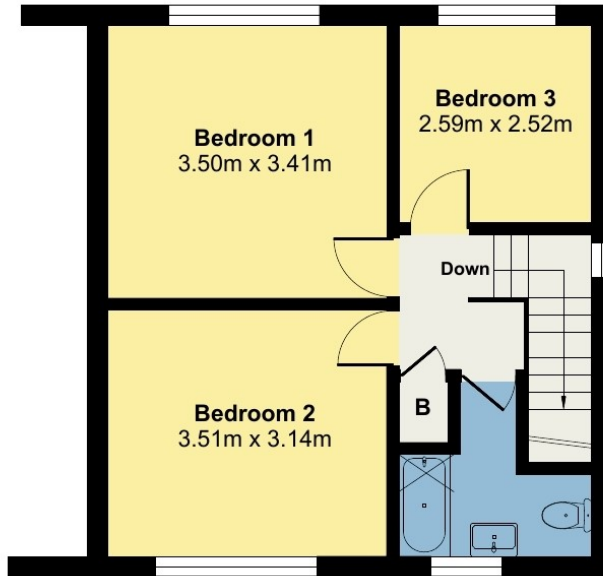
# Low Garth, Kendal, LA9

Approximate Area = 1038 sq ft / 96.4 sq m

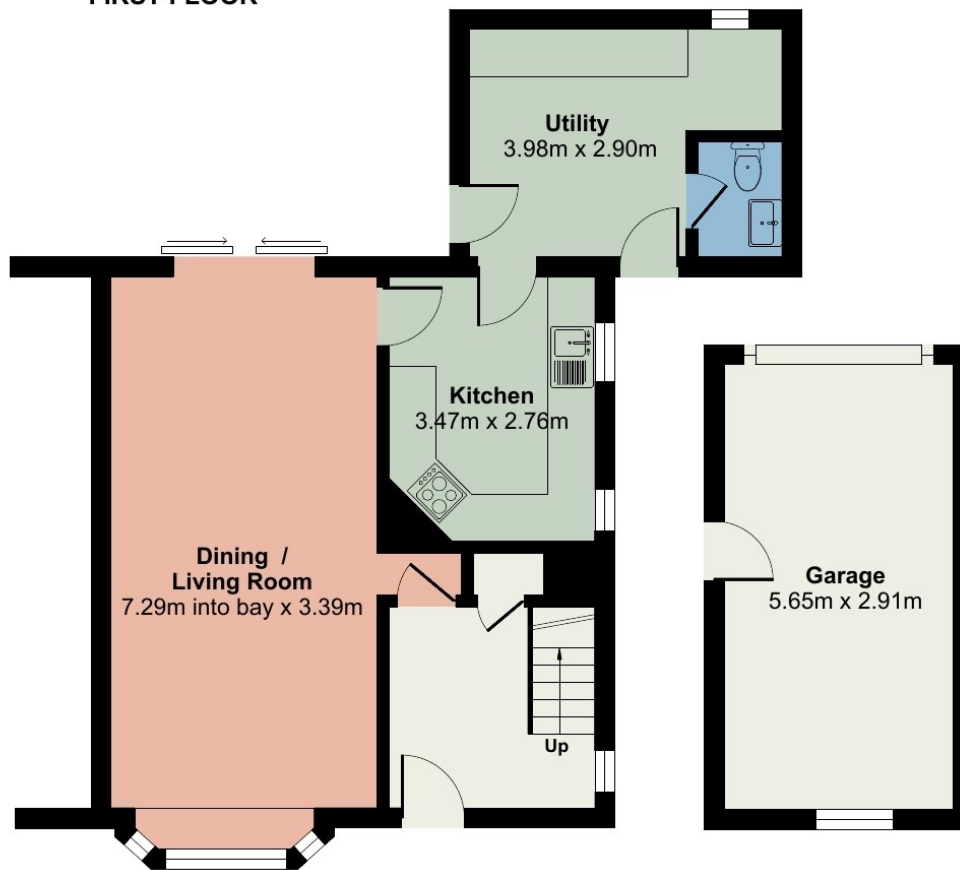
Garage = 177 sq ft / 16.4 sq m

Total = 1215 sq ft / 112.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1236683

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