



49 Sandgate, Kendal
£300,000



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This beautifully presented two bedroom, semi detached house combines modern design with classic charm, offering a stylish and comfortable home in a quiet cul-de-sac. Ideally located just a 15 minute walk from Kendal town centre. This home also provides easy access to the M6 and the Lake District, making it perfect for both commuting and enjoying outdoor pursuits. With contemporary fixtures, elegant finishes and striking Coniston slate features throughout, the property provides a blend of style and practicality.

On the ground floor, the spacious open plan kitchen and dining area forms the heart of the home, featuring a sleek kitchen island, integrated appliances, elegant pendant lighting and wood flooring. Sliding glass doors lead seamlessly to the private garden and decked patio, providing an excellent space for entertaining. The inviting living room boasts a characterful wood burning stove, large bay windows flooding the room with natural light and tasteful modern décor.

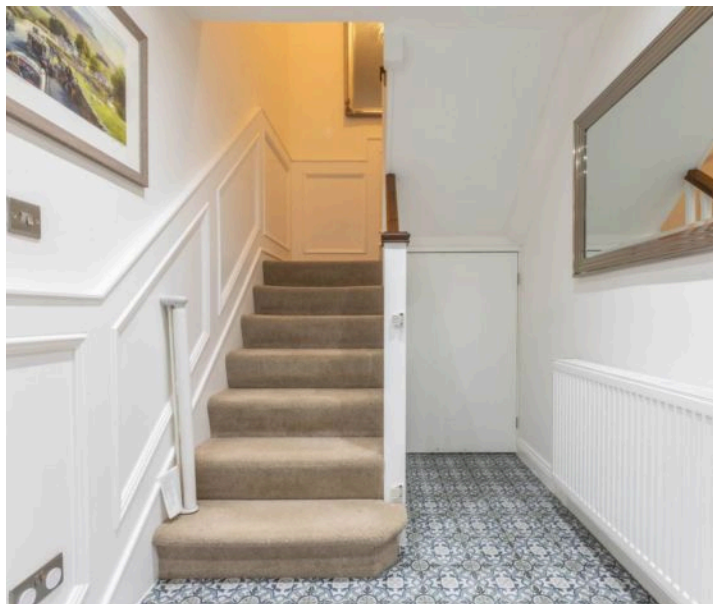
Upstairs, the property offers two generously sized bedrooms, each with built-in storage and calming neutral tones, along with a contemporary bathroom featuring a freestanding bath and walk-in shower. A convenient landing workspace area complete the first floor. The loft has been widened and is fitted with gas, electric and water, offering excellent potential for conversion into additional living space (subject to planning).

Outside, the property benefits from a stylish and low maintenance garden with a contemporary decked patio, perfect for relaxing or entertaining. A spacious driveway, detached garage and electric vehicle charging point provide excellent parking and secure storage. This home beautifully blends comfort, style and practical living in an exceptional location.



- Beautifully presented semi detached home offering a modern living space with stylish décor throughout
- Stunning open plan kitchen and dining area featuring a sleek kitchen island, integrated appliances, elegant pendant lighting and wood flooring
- Inviting living room boasting a characterful wood burning stove and large bay windows that fill the space with natural light
- Two generously sized bedrooms with built in storage and calming neutral tones
- Luxury bathroom with a freestanding bath, separate walk in shower and high quality contemporary fixtures
- Spacious driveway, detached garage and electric vehicle charging point, offering excellent parking and secure storage
- Stylish and low maintenance garden with a contemporary decked patio, perfect for relaxing or entertaining
- Excellent location with easy access to the M6 and the Lake District, ideal for commuters and lovers of the outdoors
- Quiet cul-de-sac location with no through traffic, just a 15 minute walk from Kendal town centre and its many amenities
- Loft prepared for conversion, already widened with gas, electric and water in place, providing superb potential for additional living space (subject to planning)





DIRECTIONS:

From Kendal town centre, head south on Aynam Road, continuing onto Sandes Avenue. Follow the road as it becomes Sandgate and continue straight ahead. Number 49 Sandgate, LA9 6HZ, will be found on the left-hand side. The property is easily identifiable and accessible from the main road, with convenient parking nearby.

SERVICES:

Mains electric, mains gas, mains water, mains drainage

EPC RATING: D

COUNCIL TAX BAND: Currently Band C

TENURE: FREEHOLD

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.

SITTING ROOM

13' 9" x 9' 9" (4.20m x 2.97m)

KITCHEN / DINING AREA

13' 9" x 17' 8" (4.18m x 5.38m)

HALLWAY

10' 2" x 5' 11" (3.09m x 1.80m)

LANDING

9' 0" x 5' 10" (2.75m x 1.79m)

BEDROOM

14' 10" x 9' 10" (4.53m x 2.99m)

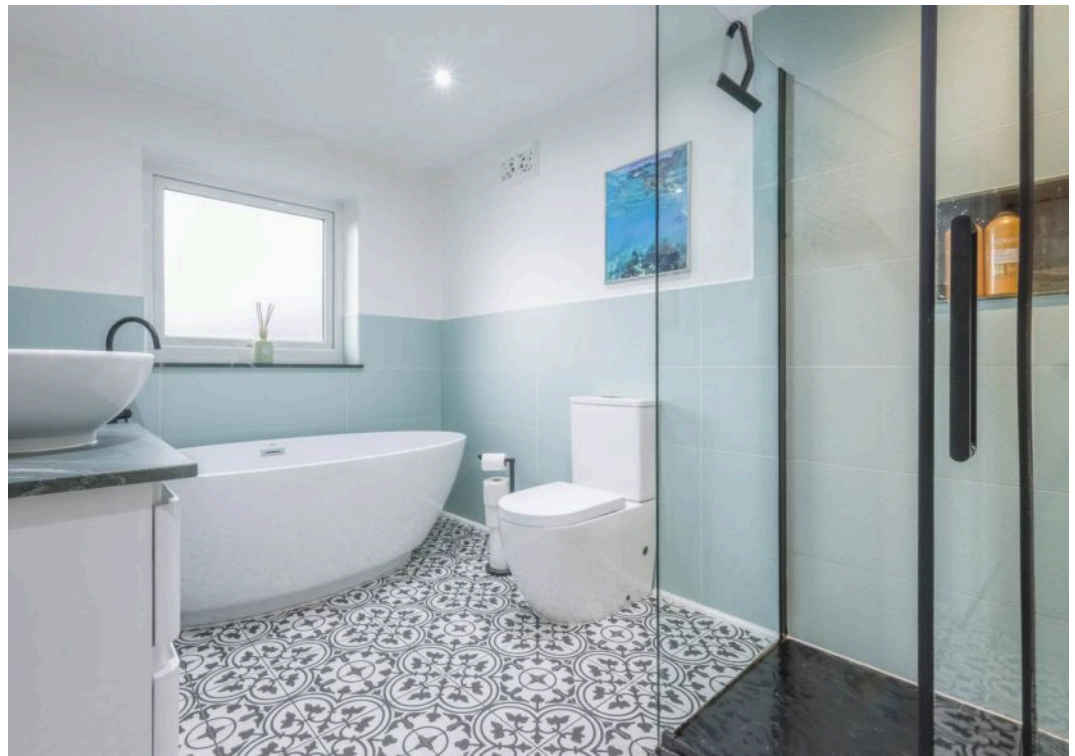
BEDROOM

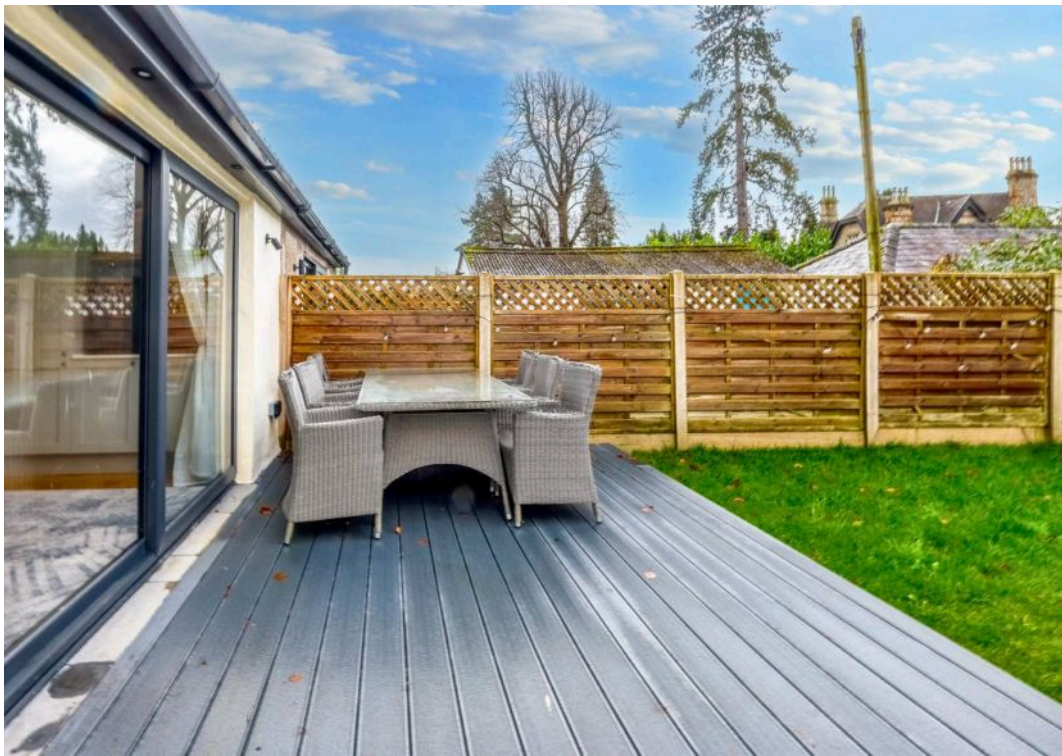
5' 9" x 10' 10" (1.76m x 3.29m)

BATHROOM

7' 3" x 10' 10" (2.22m x 3.31m)

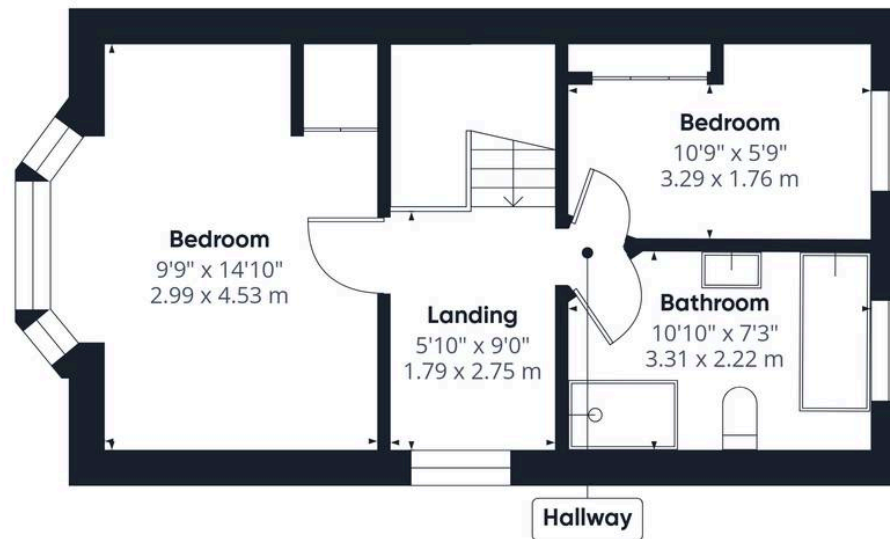








Ground Floor



Floor 2



Approximate total area⁽¹⁾

846 ft²
78.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

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

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