



## Kendal

£250,000

31 Blea Tarn Road, Kendal, Cumbria , LA9 7NA

31 Blea Tarn Road is a well-presented terraced home offering a practical and easy-to-manage layout. The accommodation briefly comprises an entrance porch, hall, a light and airy living room, a fitted kitchen with patio doors opening to the rear garden, three bedrooms and a house bathroom. The property also benefits from a fully boarded loft space, which is carpeted and fitted with lighting, providing excellent additional storage.

Situated on the southern edge of Kendal, this charming three-bedroom home is an ideal opportunity for first-time buyers or young families. It is conveniently located within walking distance of Oxenholme Train Station and offers quick access to Junction 36 of the M6. Local parks, supermarkets and reputable schools are all close by, making it a practical and family-friendly location.

### Quick Overview

Well presented mid terrace property

Living room and fitted kitchen

Three bedrooms

Three piece bathroom

Front and rear gardens

Gas central heating

Close to Local Transport Links

Convenient location

Suited for first time buyers and young families

Ultrafast Broadband Speed\*



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Ultrafast



On street  
parking

Property Reference: K7219



Living Room



Kitchen



Kitchen



Bedroom One

On entering, the hall provides access to the living room and stairs to the first floor. The living room is bright and welcoming, with a picture window to the front, a feature fireplace with a wooden mantel and polished hearth and a gas fire.

The fitted kitchen features coordinating units with part-tiled walls and a large breakfast bar which can comfortably seat up to four people. Integrated appliances include an oven, a five-ring gas hob with extractor, and a fridge/freezer, while a wall-mounted gas boiler is also located here. Patio doors provide access to the rear garden.

Upstairs, there are three bedrooms and a family bathroom. The principal bedroom is a double room to the front with a built-in cupboard, while the second bedroom is a double room to the rear. The third bedroom is a single room to the front with a built-in wardrobe. The bathroom is fitted with a panel bath with shower over, a vanity unit with wash hand basin, and a WC, finished with tiled walls and floor and a window to the side.

Outside, the property benefits from front and rear gardens. The front garden features a lawn with a mature tree and shrub border, with a path and steps leading to the front door. The low-maintenance rear garden is tiered and paved, with a timber shed and a gate providing access to the rear alley.

This property offers a fantastic opportunity to secure a well-located and well-presented family home. Call now to arrange a viewing.

#### Accommodation with approximate dimensions:

##### Ground Floor

##### Entrance Hall

##### Living Room

12' 4" x 13' 4" (3.78m x 4.07m)

##### Kitchen

9' 10" x 16' 3" (3.02m x 4.96m)

##### First Floor

##### Landing

##### Bedroom One

13' 10" x 9' 6" (4.23m x 2.90m)

##### Bedroom Two

10' 1" x 9' 4" (3.09m x 2.85m)

##### Bedroom Three

8' 7" x 6' 7" (2.62m x 2.03m)

##### Bathroom

**Parking:** On street parking

#### Property Information:

**Tenure:** Freehold

**Council Tax:** Westmorland and Furness Council - Band B

**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.

**What3Words & Directions:** [///paints.chain.king](https://www.what3words.com////paints.chain.king)

The property is situated within the popular Kendal Parks estate, conveniently located for Asda and Oxenholme railway station. From Kendal town centre, take the A65 (Burton Road) southbound and turn left at the traffic lights onto Oxenholme Road. Continue to the second set of traffic lights and turn left onto Kendal Parks Road. Take the second left onto Blea Tarn Road and at the end of the road, bear right, where the property will be found on the left-hand side.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**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 Two



Bedroom Three



Bathroom



Rear Garden

