



## Kendal

**£225,000**

12 Thirlmere Road, Kendal, Cumbria, LA9 6LW

Welcome to 12 Thirlmere Road, a well-presented mid-terrace property situated in a quiet position on the popular Sandylands Estate.

Conveniently located close to a nearby primary school and within easy reach of local bus routes and stops, the property is well placed for families and those requiring accessible transport links. Offering an easy-to-manage layout with two reception rooms, a fitted kitchen, three bedrooms and a bathroom, the home also benefits from well-maintained front and rear gardens. This property is ideally suited to first-time buyers, families or investors and is offered for sale with no upward chain, making an early viewing highly recommended.

The property is entered via the front door into a welcoming entrance hall, which provides access to the living areas and stairs rising to the first floor. The living room enjoys a pleasant aspect over the front garden and features a fireplace with a coal-effect gas fire. A connecting door leads through to the dining room, which enjoys views over the rear garden and provides an ideal space for family meals or entertaining, with direct access into the kitchen.

### Quick Overview

Well presented mid terrace property

Two reception rooms

Fitted kitchen

Three bedrooms

House Bathroom

Well maintained gardens

Gas central heating

Close to local amenities

No upward chain!

Ultrafast broadband speed\*



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Ultrafast



On street parking

Property Reference: K7227



Living Room



Dining Room



Kitchen



Bedroom One

The kitchen enjoys a rear aspect with a door opening directly into the garden. It is fitted with a range of wall and base units with complementary work surfaces, an inset sink and drainer, space for a cooker, plumbing for a washing machine and space for a fridge/freezer.

To the first floor, the landing provides access to three bedrooms, the bathroom and the loft space. Bedroom one is a spacious double room with a front aspect and includes a built-in cupboard housing the wall-mounted gas boiler. Bedroom two is another double room with a rear aspect, enjoying views towards the distant fells. Bedroom three is a single room with a front aspect and benefits from a useful over-stairs storage cupboard. The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, WC and wash hand basin, finished with part-tiled walls, a heated towel rail and two windows.

Outside, the property continues to impress. To the front is a neatly maintained garden laid to lawn with an established flower border. To the rear is a delightful tiered garden, featuring a patio seating area, steps leading down to a lawn, mature shrubs and a useful outside store, offering an ideal space to relax and enjoy the outdoors.

Call now for more details or to arrange a viewing!

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

10' 10" x 11' 10" (3.31m x 3.62m)

Dining Room

8' 9" x 8' 10" (2.69m x 2.70m)

Fitted Kitchen

9' 11" x 8' 8" (3.03m x 2.65m)

First Floor

Landing

Bedroom One

11' 0" x 11' 10" (3.36m x 3.62m)

Bedroom Two

9' 1" x 12' 1" (2.78m x 3.69m)

### Bedroom Three

7' 9" x 8' 7" (2.38m x 2.62m)

### Bathroom

#### Parking:

On street parking.

#### Property Information:

#### Services:

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

#### Tenure:

Freehold.

#### Council Tax:

Westmorland and Furness Council - Band B.

#### Viewings:

Strictly by appointment with Hackney & Leigh.

#### Energy Performance Certificate:

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

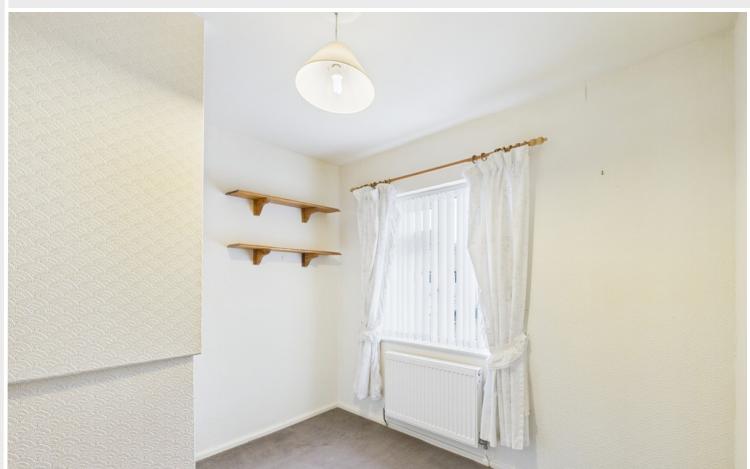
#### What3Words & Location:

The property can be found by taking the turning off Sedbergh Road into Sandylands Road. Then taking the third right onto Peat Lane. Travelling to the far end of Peat Lane you take a right turn onto Thirlmere Road and number 12 can be found on the right hand side.

**Anti Money 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

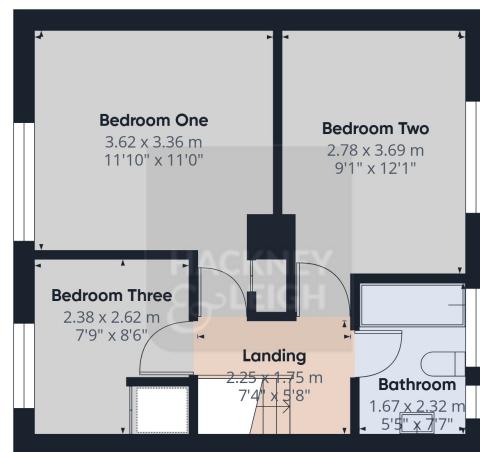


Floor 0 Building 1

Approximate total area<sup>(1)</sup>

70.8 m<sup>2</sup>  
762 ft<sup>2</sup>

Reduced headroom  
1.1 m<sup>2</sup>  
11 ft<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

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