



Burton-in-Kendal

£215,000

8 Glebe Close, Burton-in-Kendal, Carnforth, LA6 1PL

Tucked away in a pleasant cul-de-sac, this wonderful mid terraced home offers well presented accommodation, garden and the benefit of both allocated and visitor parking. Located in the popular village of Burton-in-Kendal, the property would make an ideal purchase for first-time buyers or those looking for a comfortable and manageable home with scope to add their own personal touch.

The property has also benefited from a number of improvements within the last five years, including new windows, doors, wooden flooring and a modern kitchen.

Quick Overview

Wonderful Mid Terraced Home

Sought After Village Location

Well Appointed Accommodation

Scope for Personalisation

Ideal First Time Buy

Close to Local Amenities & Transport Links

Allocated & Visitor Parking

Low Maintenance Garden

No Onward Chain

Ultrafast Broadband Available



2



1



1



C



Ultrafast
Broadband*



Allocated &
Visitor Parking



Living Room



Living Room



Kitchen/Dining Room



Garden

Step through the front door into the entrance hall, where there is space for coats and shoes, along with stairs leading to the first floor. To the left is the living room, a bright and welcoming space with a window to the front aspect allowing plenty of natural light to fill the room. There is ample space for furniture and a useful understairs cupboard for additional storage.

Double doors open through to the kitchen/dining room, with space for a dining table. The kitchen, which has been updated in recent years, is fitted with a range of wall and base units with complementary worktops and upstands, along with space for appliances. Double doors open out to the rear garden, which has gravel and patio seating areas, ideal for enjoying the warmer months. A gate at the rear provides convenient access for bins.

Upstairs, the landing benefits from a useful airing cupboard. Bedroom one is a double room with integrated wardrobes, space for additional furniture and a window overlooking the front. Bedroom two is a smaller double, also featuring integrated wardrobes and enjoying a pleasant outlook over the rear garden.

Finally, the bathroom comprises a bath with shower over, W.C. and pedestal sink.

Overall, this charming home is well presented throughout and offers a wonderful opportunity for the new owner to move in while still having the potential to personalise to their own tastes and requirements.

Accommodation with approximate dimensions:

Ground Floor

Living Room 13' 2" x 11' 3" (4.01m x 3.43m)

Kitchen/Dining Room 7' 3" x 14' 6" (2.21m x 4.42m)

First Floor

Bedroom One 10' 3" x 11' 3" (3.12m x 3.43m)

Bedroom Two 10' 5" x 8' 1" (3.18m x 2.46m)

Property Information

Parking

One allocated space and visitor parking.

Tenure

Freehold (Vacant possession upon completion).

Please also note, the property has restrictive covenants that buyers should be aware of. Please contact the office for further information.



Living Room



Kitchen/Dining Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

Services

Mains gas, water, drainage and electricity.

N.B

A gate in the rear garden provides access for bins.

Council Tax

Westmorland and Furness Council. Band B.

Energy Performance Certificate

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

What3Words [///tiny.master.desktops](https://www.what3words.com/#!/tiny.master.desktops)

Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML) 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 One



Bathroom



Garden



Rear Aspect

Request a Viewing Online or Call 015242 72111

Meet the Team

Richard Harkness M.R.I.C.S

Branch Manager & Property Valuer

Tel: 015242 72111

Mobile: 07971 911357

richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Negotiator

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Negotiator

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Justine Cook

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



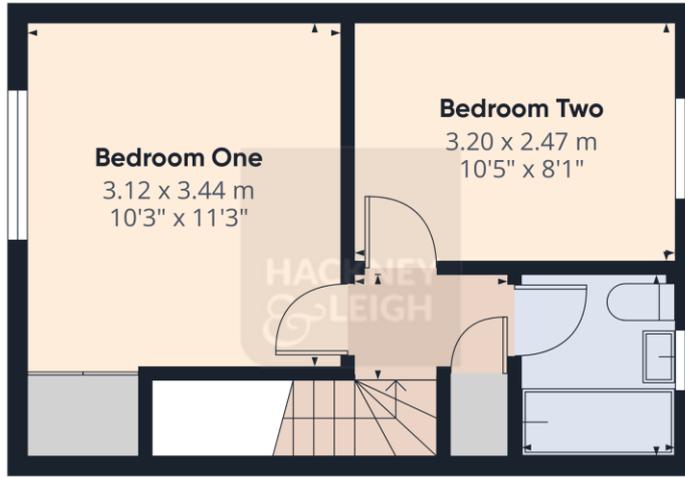
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



Floor 0

Approximate total area^m
52.3 m²
562 ft²



Floor 1

(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.

GIRAFFE 360



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 07/03/2026.