



**TOTAL FLOOR AREA : 538 sq. ft. (50.0 sq. m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**£159,000**  
**20 UNION STREET, KENDAL**

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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

**Money Laundering** In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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# Moving, made simple



**£159,000** 20 UNION STREET, KENDAL, LA9 4RP

A traditional period mid terrace cottage that has been sympathetically converted back from a one bedroom to a two-bedroom residence. The current vendor has lovingly modernised the internal and rear of the property to make a cosy home that's ready to move into. Situated off Windermere Road in a quiet residential area and within easy reach of Kendal Green, walking distance of the town centre and easy access to Kendal by-pass. Appealing to a wide range of buyers including first time and investors. Early viewing highly recommended.



**ENTRANCE** The entrance door leads into the open plan living/dining kitchen.

**OPEN PLAN LIVING ROOM/KITCHEN** 20' 1" x 13' 3" (6.12m x 4.04m) The kitchen area has a good range of built in units with complementary work surface over, single drainer sink unit, built in Hotpoint oven, four ring Prima hob with extractor fan over, space and plumbing for washing machine, space for upright fridge/freezer, door to under stairs storage, deep sill window and door to the rear garden, room for a dining table and chairs.

The lounge area has a recessed fireplace housing a multi fuel stove sitting on stone hearth and timber lintel over, window to the front aspect, door to the stairs to the first floor.

**FIRST FLOOR LANDING** Doors to the bedrooms, shower room and storage cupboard, access to the loft space via loft ladder, deep sill window to the rear aspect.

**BEDROOM ONE** 13' 2" x 8' 10" (4.01m x 2.69m) A double room with built in cupboard with shelves above, deep sill window the front aspect.

**BEDROOM TWO** 7' 5" x 6' 6" (2.26m x 1.98m) A single room with deep sill window with obscure glazing to the rear aspect.

**SHOWER ROOM** 7' 1" x 3' 11" (2.16m x 1.19m) The white suite comprises large shower cubicle, pedestal wash hand basin and w.c., extractor fan and ladder style radiator.

**EXTERNALLY** To the rear is a shared patio garden.

## DIRECTIONS

Leaving Kendal northbound along Windermere Road proceed through the traffic lights taking the next right hand turning into Union Street. Number 20 is situated on the left-hand side in the first row of terraces and is identified by our "For Sale" board.

COUNCIL TAX BAND: B  
EPC CURRENT 70 POTENTIAL 91  
TENURE: Freehold

