



## Kendal

**£160,000**

25 Kettlewell Road  
Kendal  
Cumbria  
LA9 5PE

This well- presented and tastefully decorated end of terraced house that has recently undergone a programme of re-decoration creating a warm and friendly home ready to move into and enjoy. The two bedrooms and a modern bathroom on the first floor balanced well with the light and airy living room and fitted dining kitchen on the ground floor.

Located to the north west of the town centre on the fringe of open countryside, on a bus route and within easy walking distance of a local shop and post office. The property has the benefit of double glazing and gas central heating and good sized gardens to the front and rear. So with no upward chain and early possession available this really is an ideal home for the first time buyer, those downsizing or for the investor purchaser looking for a buy to let.

Property Ref: K6188







Living Room



Bedroom 1

**Description:** This well- presented end of terraced house is situated to the north west of the town centre, and has recently been decorated throughout, with new floor coverings laid making a home ready to move into and enjoy. The accommodation is well balanced with the attractive living room and dining kitchen complementing the two double bedrooms. The property has the benefit of double glazing and gas central heating and good sized gardens. The front garden offers clear potential for creating a private off road parking space as the kerb has already been dropped and the private rear garden has a useful outbuilding for storage with light. An early viewing is highly recommended.

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**Accommodation (with approximate dimensions):**

**Hallway** a welcoming entrance with modern contemporary UPVC door with double glazed panel and UPVC double glazed window to the side. Radiator and staircase to first floor.

**Living Room** 14' 6" x 10' 11" (4.42m x 3.33m) a pleasant room with UPVC double glazed window overlooking the front garden. Raised polished hearth with modern electric fire, shelved alcove with space for TV and featured arched display alcove with fitted shelving. Radiator and TV aerial point and satellite.

**Dining Kitchen** 17' 8" x 7' 10" (5.38m x 2.39m) with two double glazed windows and a part glazed door opening to the rear garden. Fitted with an attractive range of wall and base units incorporating a wine rack, complementary work surfaces with inset bowl and half stainless steel sink, co-ordinating part tiled walls and down lights. Belling range dual fuel oven with seven ring gas hob, washing machine, fridge and freezer. Radiator and useful understairs alcove.



Dining Kitchen

#### First Floor

Landing with loft access.

**Bedroom 1** 14' 4" x 9' 5" (4.37m x 2.87m) a good double bedroom with UPVC double glazed window enjoying distant views across to Kendal Fell. Radiator and deep over stairs wardrobe cupboard with hanging rail and shelving.

**Bedroom 2** 10' 8" x 9' 1" (3.25m x 2.77m) a good second double bedroom with double glazed window to the rear garden, radiator and fitted wardrobe with shelving, rail and useful cupboard above. Fitted cupboard with wall mounted Biasi boiler.

**Bathroom** with double glazed window and complementary part tiled walls and tiled flooring. A three piece suite in white comprises; panel bath with Triton shower over, pedestal hand wash basin and WC. Heated towel radiator, mirrored medicine cabinet and extractor fan.

**Outside:** Standing on a good plot with gardens to the front and rear. The front with a lawn, planted borders and mature hedgerow, a path leads round to a sloping rear garden with paved patio and useful outbuilding with power and light.



Bedroom 2

**Tenure:** Freehold.

**Council Tax:** South Lakeland District Council - Band B.

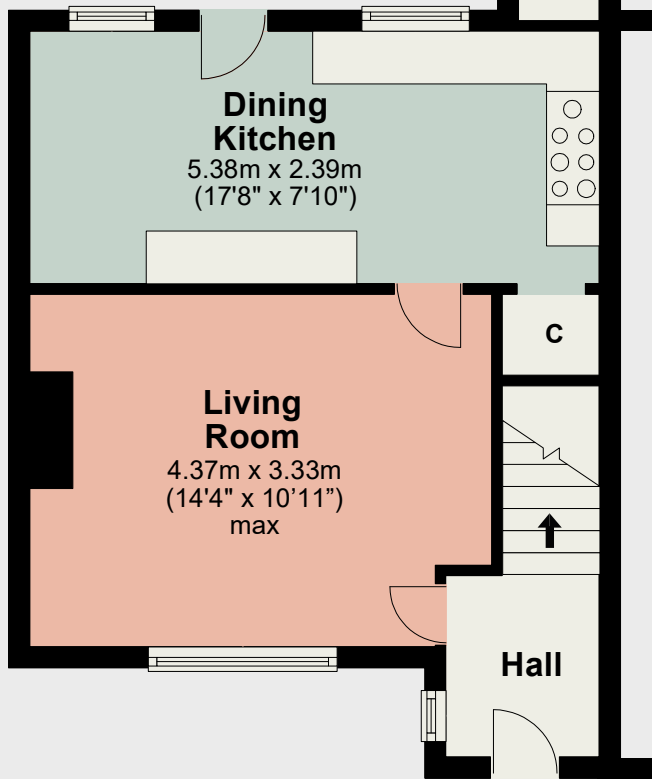
**Services:** mains gas, mains electric, mains water and mains drainage.

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

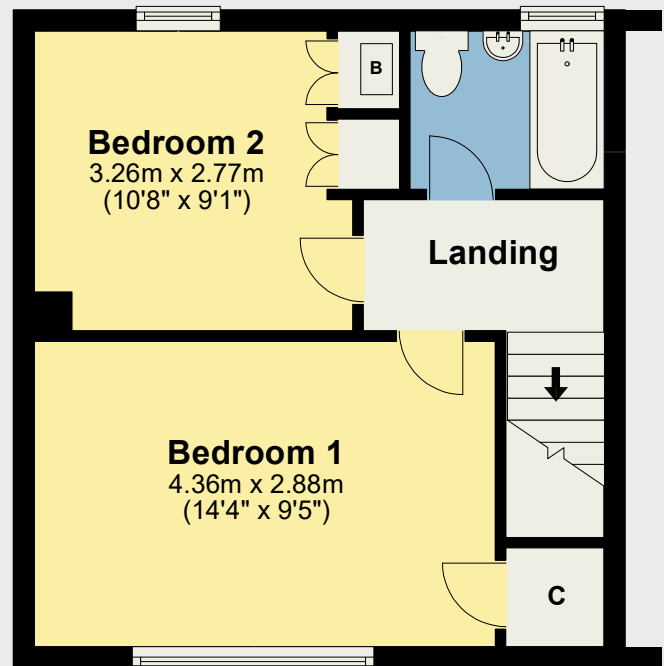
**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.



## Ground Floor



## First Floor



Total area: approx. 67.5 sq. metres (726.4 sq. feet)

For illustrative purposes only. Not to scale. REF: K6188

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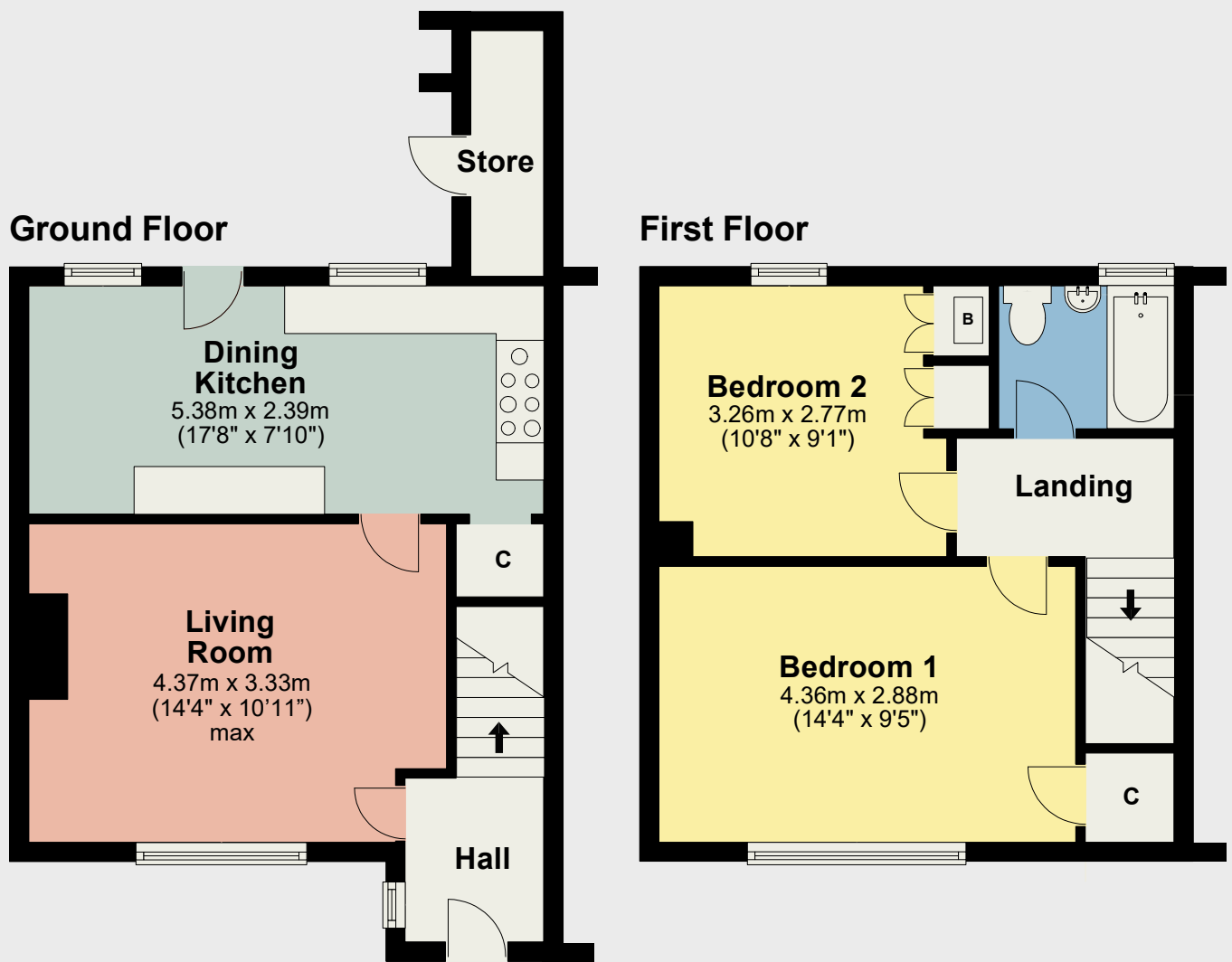
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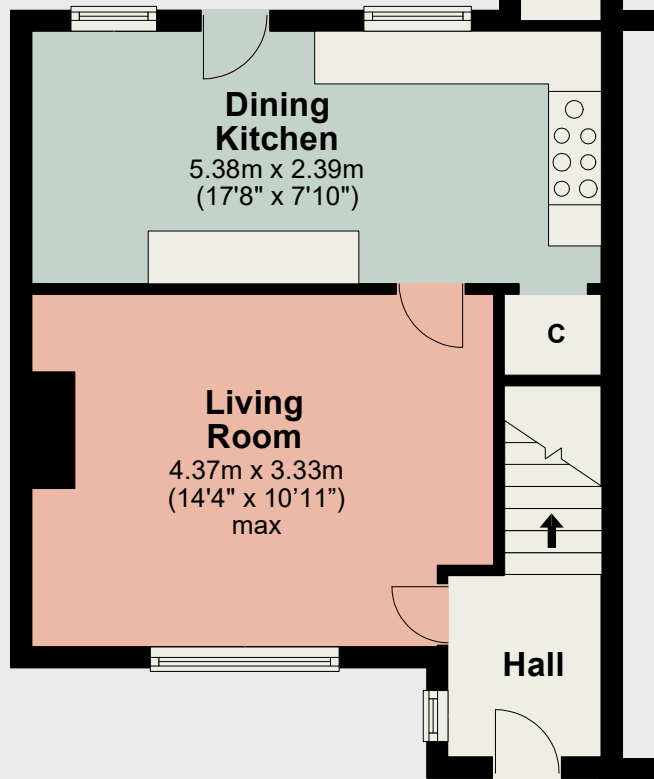
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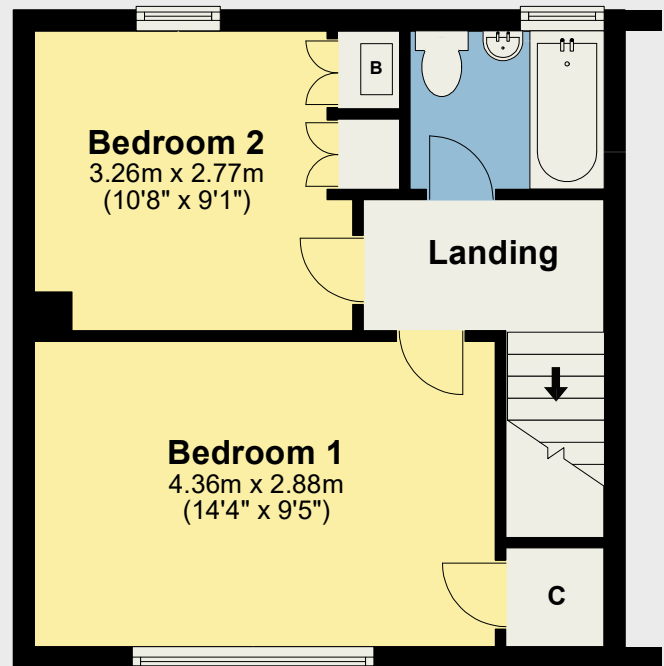
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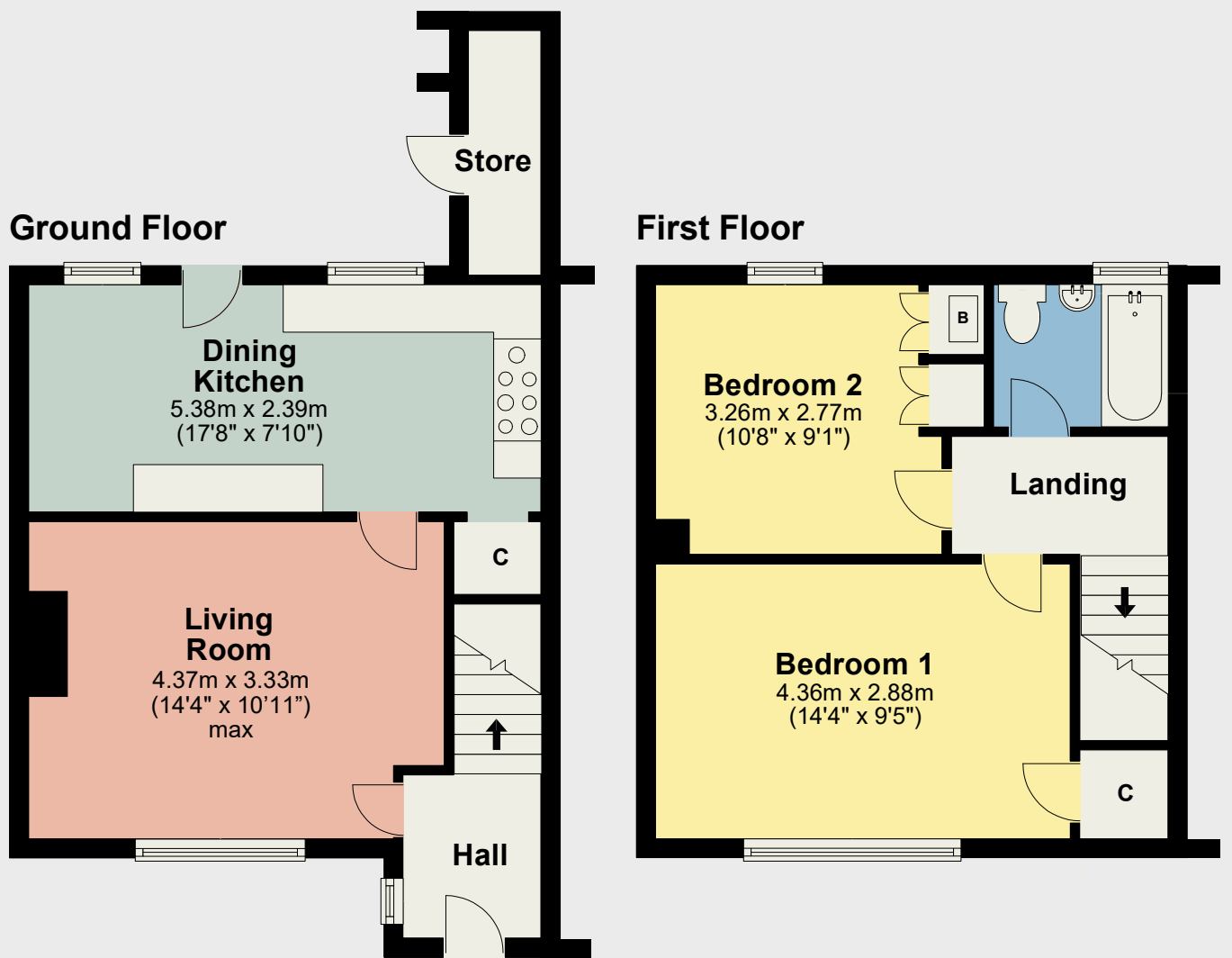
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