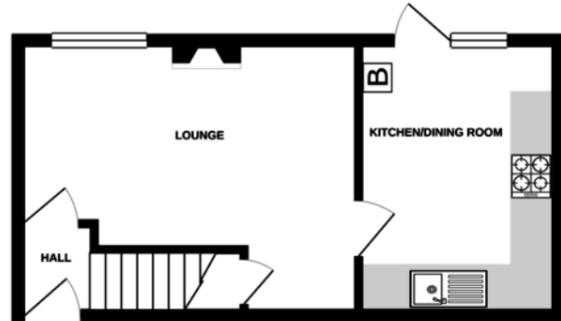
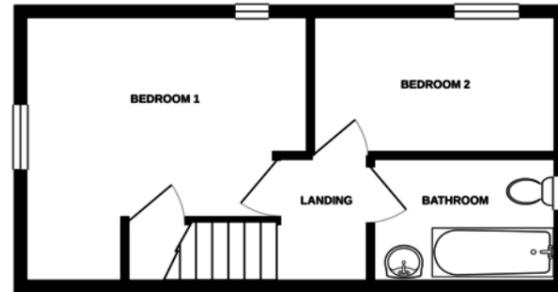


GROUND FLOOR
299 sq. ft. (27.8 sq. m.) approx.



1ST FLOOR
299 sq. ft. (27.8 sq. m.) approx.



TOTAL FLOOR AREA : 598 sq. ft. (55.5 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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£149,000
1 STOCKGATE, KENDAL

2
1
1

DIRECTIONS:

Take the Appleby Road out of Kendal and turn right into Sandylands Road, turn right into Sandgate and then right again onto Stockgate and the property is on the left-hand side.

COUNCIL TAX BAND: B

EPC: CURRENT 72 POTENTIAL 87

TENURE: Freehold



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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£149,000 1 STOCKGATE, KENDAL, LA9 6HR

Situated in a residential cul de sac and convenient for town centre amenities and walking distance to primary and secondary schools, Number 1 Stockgate is truly a little gem! This semi-detached property has a lovely dining kitchen, well-proportioned lounge, two bedrooms and a family bathroom. Patio doors lead from the dining kitchen into the very private enclosed garden with a planting area and space for a table and chairs. To the front of this cosy home is an allocated parking space along with the use of additional visitors parking. Not to be missed, early viewing is highly recommended!



ENTRANCE

Entrance to the property is via the open entrance porch. The entrance door leads into the hallway.

HALLWAY

4' 1" x 3' 5" (1.24m x 1.04m) Hallway with coat hook rack. A door leads into the lounge and stairs lead to the first-floor landing.

LOUNGE

15' 3" x 12' 4" max (4.65m x 3.76m max) Feature gas fire sitting on stone effect hearth and surround. Door to the kitchen/dining room, door to the under stairs store cupboard, window overlooking the garden.

KITCHEN/DINING ROOM

12' 3" x 8' 1" (3.73m x 2.46m) With a range of fitted units with contrasting work surface, stainless steel sink unit, built in Belling oven, Belling hob with extractor fan over, space and plumbing for washing machine, space for under counter fridge and space for upright freezer. Worcester boiler providing gas central heating throughout with thermostatic valves on some of the radiators, uPVC patio door and window to the garden.

LANDING

Doors lead to the bedrooms and family bathroom.

BEDROOM ONE

13' 3" x 12' 4" max (4.04m x 3.76m max) Door to an over stairs cupboard, dual aspect windows.

BEDROOM TWO

10' 11" x 7' 6" (3.33m x 2.29m) Window overlooking the garden.

BATHROOM

8' 6" x 5' 11" (2.59m x 1.8m) The white suite comprises bath with shower over, pedestal wash hand basin and w.c., window with obscure glazing.

EXTERNALLY

One allocated parking space, there is also shared visitor parking spaces. Garden with undercover bin store, paved seating area and planting area.

