

Kendal

£250,000

58 Castle Grove

Kendal

Cumbria

LA9 7AZ

A traditional stone and slated semi detached house with three bedrooms, living room, kitchen and downstairs shower room and WC. Now in need of some updating and modernising the property has the benefit of gas central heating and UPVC double glazing, a brick paved drive and good sized rear garden to the rear.

Situated on the popular Castle Grove Estate the property offers the new owners the opportunity to create a home to suite their own requirements. With no upward chain and early possession available an early appointment to view is highly recommended.

Property Ref: K6290

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1

TBC



Living Room



Dining Kitchen



Shower Room

Description: This attractive stone and slated semi detached house benefits from a good sized private rear garden and a brick paved driveway providing off road parking along with pleasant views to both the front and rear. Now in need of some works of improvement the property currently offers three bedrooms to the first floor with a living room, kitchen and shower room with separate WC on the ground floor. There is no upward chain and early possession is available.

Location: The property can be found by way of Parkside Road proceeding past Netherfield Cricket Ground and then taking the second left onto Castle Grove follow the road along and number 58 Castle Grove is then found on your left hand side.

Accommodation with approximate dimensions:

Ground Floor

Porch with UPVC double glazed door to:

Entrance Hall radiator and staircase to first floor. Under stairs cupboard and arch to inner hallway.

Living Room 13' 10" x 12' 9" (4.22m x 3.89m) enjoying a pleasant aspect to the front with two UPVC double glazed windows with seats. Timber fireplace with tiled inset and hearth and living flame gas fire. Original built in cupboard, coving and radiator.

Dining Kitchen 13' 4" x 7' 9" (4.06m x 2.36m) two UPVC double glazed windows to the rear garden. Fitted wall and base units with complementary working surfaces and inset single drainer stainless steel sink, tiled splash backs. Space for slot in cooker, plumbing for washing machine. Wall mounted Viessman gas boiler. Door to rear porch.

Shower Room with panelled walls and a large walk-in shower cubicle with glazed screen, pedestal wash hand basin. Radiator, UPVC double glazed window.

For a Viewing Call 01539 729711



Bedroom 1

Rear Porch with UPVC double glazed door to outside.

Separate WC with part tiled walls, radiator and UPVC double glazed window.

Understairs store with UPVC double glazed window.

First Floor

Landing with access to loft space, UPVC double glazed high level window.

Bedroom 1 (front) 17' 4" x 9' 3" (5.28m x 2.82m) pleasant aspect to the front with distant views to Benson Knott. Deep overstairs cupboard. Radiator and UPVC double glazed window.

Bedroom 2 (rear) 11' 6" x 11' (3.51m x 3.35m) enjoying an aspect over the rear garden to the castle. UPVC double glazed window, radiator.

Bedroom 3 (side) 10' 5" x 8' 3" (3.18m x 2.51m) with radiator and UPVC double glazed window.

Outside: The property has the benefit of a walled front garden with planted beds and brick paved drive. Side access leads round to the enclosed west facing rear garden being paved for ease of maintenance with planted rockery and a paved pathway leading up to a good sized patio with wrought iron railings, mature planted beds and borders, light and large timber shed.

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

Council Tax: South Lakeland District Council - Band C

Tenure: Freehold

Viewing: 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.

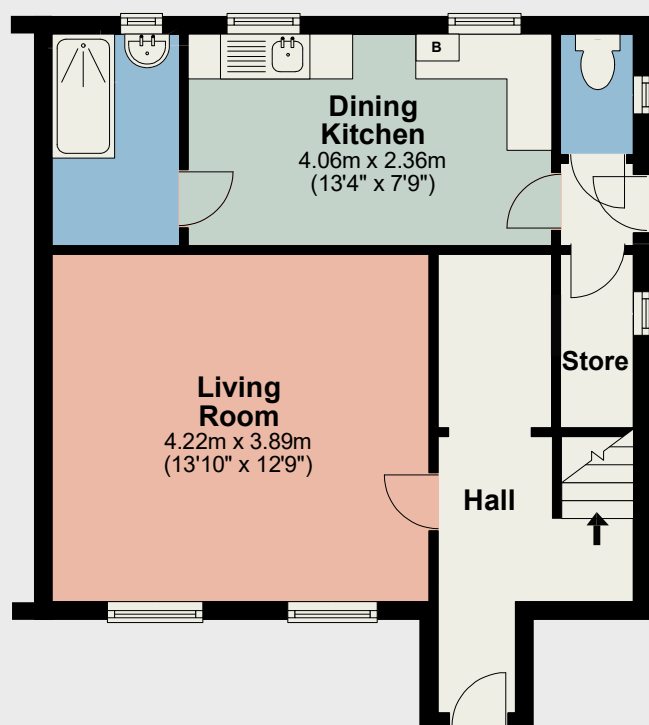


Bedroom 2

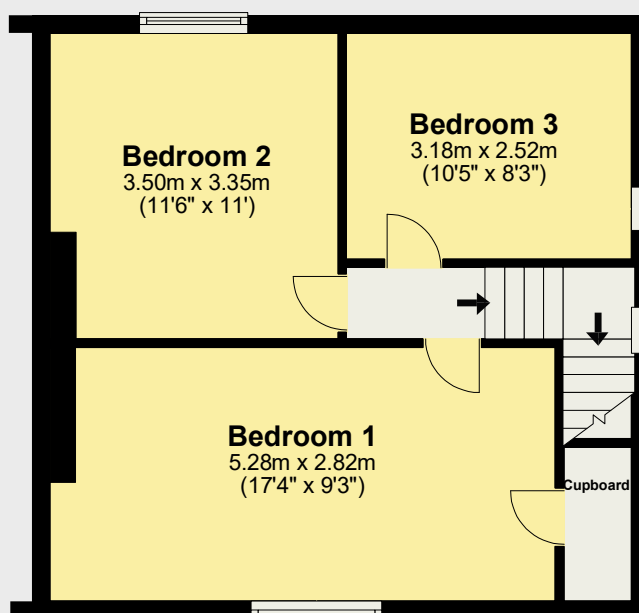


Rear garden with the castle in the back ground

Ground Floor



First Floor



Total area: approx. 83.2 sq. metres (895.9 sq. feet)

For illustrative purposes only. Not to scale. REF: K6290

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