



6 Garden Road, Kendal
Asking Price £235,000

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Thomson Hayton Winkley



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A charming well proportioned mid terrace house situated in a popular residential area within the market town of Kendal. Having a sitting room, dining kitchen, three bedrooms, a bathroom, double glazing to the most part, gas central heating and patio garden. Permit parking applies.







6 GARDEN ROAD

A well proportioned mid terrace period property situated in a popular residential location conveniently placed for the many amenities available both in and around the market town of Kendal. The property is situated just a short walk from Kirckbie Kendal School and Kendal Leisure Centre and offers easy access to the mainline railway station at Oxenholme, both the Lake District and Yorkshire Dales National Parks and road links to the M6.

The generous well presented accommodation, which retains many character features, briefly comprises of an entrance hall, sitting room with multifuel stove, bespoke dining kitchen with AGA, three double bedrooms and a bathroom. The property benefits from double glazing to the most part and gas central heating.

Outside offers a well maintained paved patio garden to the front of the property and there is a shelved store cupboard to the rear. Permit parking applies.

The property is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

17' 5" max x 5' 9" max (5.32m x 1.77m)

Single glazed door with single glazed window over, radiator, understairs cupboard, cornice, ceiling rose, painted floorboards.

SITTING ROOM

20' 6" max x 17' 3" max (6.25m x 5.26m)

Single glazed sliding sash bay window with window seat, radiator, multi fuel stove to feature fireplace with marble surround and stone hearth, alcove with built in cupboards and shelving, cornice, picture rail.

DINING KITCHEN

23' 9" max x 10' 10" max (7.25m x 3.32m)

Timber door, four double glazed windows, radiator, bespoke base units with tiled splashback, Belfast sink, AGA Range cooker to feature alcove with exposed beam and lighting, space for fridge freezer and tumble dryer, plumbing for washing machine, painted stone feature wall, fitted coat hooks, recessed spotlights, extractor fan.





FIRST FLOOR

LANDING

16' 0" max x 4' 7" max (4.90m x 1.40m)

Double glazed window, feature alcove with shelving, built in cupboard, alcove, loft access, painted floorboards.

BEDROOM

16' 11" x 14' 0" (5.18m x 4.27m)

Double glazed bay window, radiator, decorative cast iron feature fireplace, built in wardrobe, exposed floorboards.

BEDROOM

17' 3" max x 10' 10" max (5.28m x 3.31m)

Two double glazed windows, radiator, built in cupboard, exposed beams, exposed floorboards.

BEDROOM

13' 8" max x 9' 0" max (4.17m x 2.76m)

Double glazed window, radiator with decorative cover, built in cupboard housing gas combination boiler, painted floorboards.

BATHROOM

12' 0" max x 6' 10" max (3.66m x 2.10m)

Two double glazed windows, radiator, heated towel radiator, underfloor heating, three piece suite in white comprises W.C. wash hand basin and bath with thermostatic shower over, recessed spotlights, exposed stone feature wall, partial tiling to walls, wall light with shaver point, fitted mirror, fitted shelf.

OUTSIDE

The property has a well maintained paved patio garden to the front and a storage cupboard to the rear. Permit parking applies with on road parking to the front and off road parking to the rear.

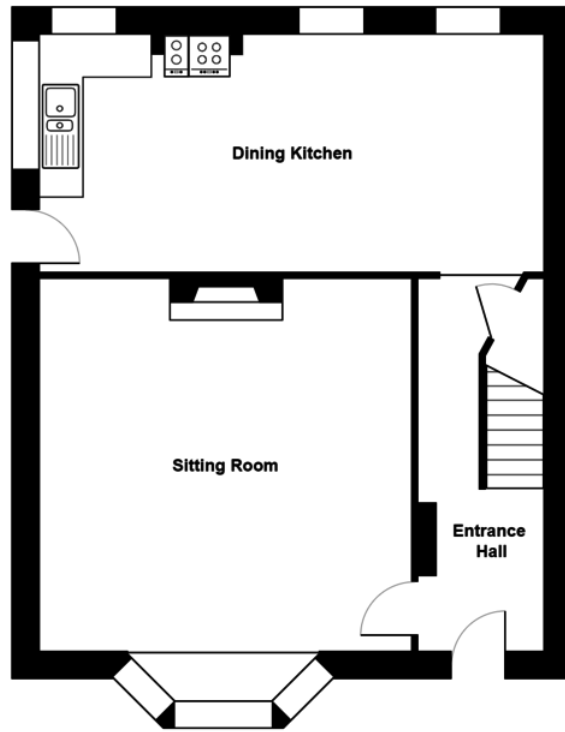
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

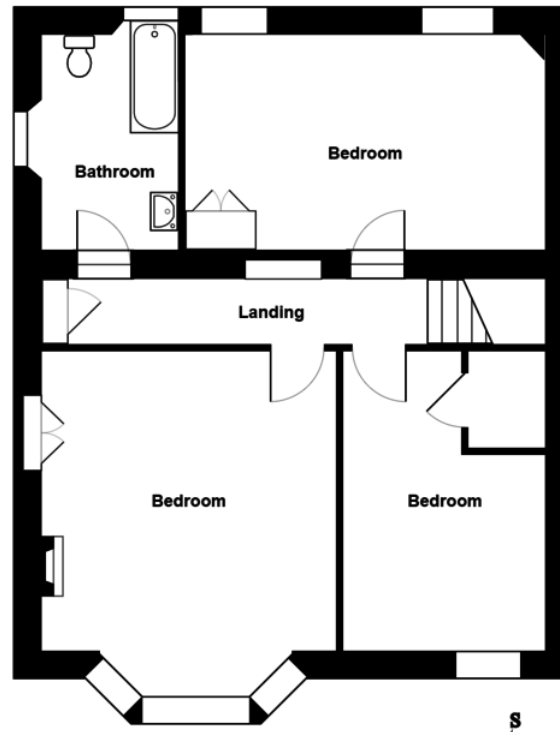
COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





Ground Floor



First Floor

6 Garden Road, Kendal



For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

DIRECTIONS

Travel south out of Kendal town along Aynam Road and bear left on to Lound Road proceeding to turn left on to Garden Road just prior to the filling station. Number 6 is located on the right hand side.

Important Notice

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Your Local Estate Agents Thomson Hayton Winkley

Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestestateagents.co.uk

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