



## Kendal

**£179,000**

39 Esthwaite Green  
Kendal  
Cumbria  
LA9 7RZ

A well presented, tastefully decorated modern town house designed for easy living. Well balanced with two bedrooms, attractive bathroom, fitted kitchen and good sized living room that opens onto the enclosed rear garden.

Tucked away in a peaceful cul-de-sac location, with private parking and well tended gardens, this really is a home that says I am ready to move into and enjoy. Ideal for the first time buyer or those seeking an investment property as a buy to let. There is no upward chain and early possession is available.

Property Ref: K6303

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Fitted Kitchen



Bedroom 1



Bedroom 2

**Description:** This well presented modern mid terraced property offers a home that is ready to move into and enjoy. The easy to manage living space is complemented by two bedrooms, a fitted kitchen and modern bathroom. Outside are well tended gardens to the front and rear, and a private off road parking space.

**Location:** Situated in a quiet corner of Esthwaite Green on the popular residential area of Heron Hill with bus service, shops and schools nearby. The property can be approached from Kendal by way of Burton Road, proceeding past the Kendal Leisure Centre and turning left immediately after the traffic lights into Heron Hill. Take the first right by the Spar shop onto Esthwaite Avenue and proceed up and over the hill, taking the turning on your left opposite the Heron Pub into Esthwaite Green. Turn immediately right and follow the road round, number 39 is then found on your right in the far corner of the cul-de-sac.

**Accommodation with approximate dimensions:**  
Ground Floor

**Open Canopy Entrance**

**Entrance Hall** with part glazed door with coloured leaded lights, attractive flooring and staircase to first floor with storage cupboard under.

**Living Room** a good sized room with UPVC double glazed window and sliding patio doors to the private enclosed garden. Attractive fireplace with living flame gas fire, two radiators, coving to ceiling and two up lights.

**Fitted Kitchen** overlooking the front with UPVC double glazed window. Fitted with an attractive range of wall and base units with complementary working surfaces, inset bowl and half stainless steel sink and co-ordinating part tiled walls. Built in oven and four ring gas hob with cooker hood and extractor over. Plumbing for washing machine and alcove for fridge freezer. Attractive flooring, radiator and wall mounted Worcester Boiler.



Living Room

#### First Floor

**Landing** UPVC double glazed window, radiator and access to loft space. Deep over stairs shelved cupboard.

**Bedroom 1 (rear)** enjoying a pleasant aspect to the rear garden, UPVC double glazed window, coving to ceiling, two wall lights and radiator. Fitted wardrobe with matching drawers, down lights wall mirror and shelving.

**Bedroom 2 (rear)** a good second bedroom with UPVC double glazed window overlooking the rear garden. Radiator and coving to ceiling.

**Bathroom** complementary tiled walls and contemporary vertical radiator with mirror. A three piece suite comprises; spa bath with Mira shower over, vanity unit with wash hand basin and WC. Extractor fan, downlights and UPVC double glazed window.

**Outside:** The property has the benefit of a brick paved parking space and attractive gardens to the front and rear. The front garden with planted beds and mature shrubs. To the rear is an enclosed west facing garden with patio, lawn and planted borders. A gate leads out to a rear access pathway

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

**Council Tax:** South Lakeland District Council - Band C

**Tenure:** Freehold

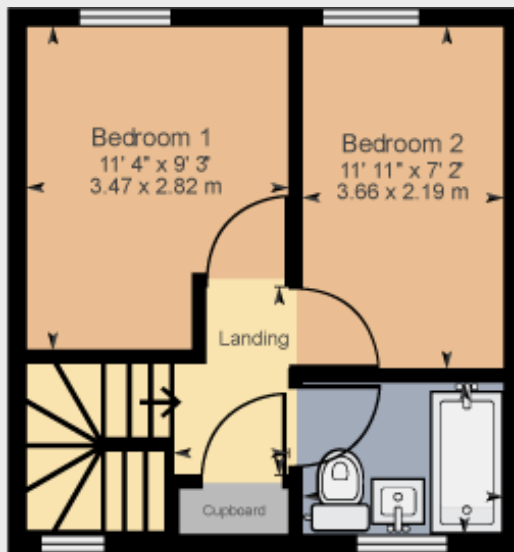
**Viewing:** Strictly by prior appointment with Hackney & Leigh - Kendal Office



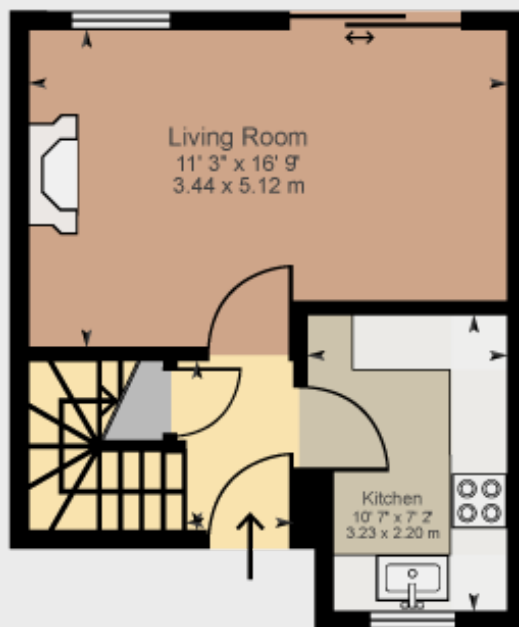
Bathroom



Rear Garden



1st Floor



Ground Floor

Approximate net internal area: 569.74 ft<sup>2</sup> / 52.93 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser. Powered by Giraffe360

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