



3 Rawes Garth, Staveley
Asking Price £250,000

Your Local Estate Agents
Thomson Hayton Winkley



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3 RAWES GARTH

A well proportioned mid terrace house situated in a small development with similar properties pleasantly located in the popular Lake District village of Staveley where there are numerous amenities including a post office, cafes, convenience store, bakery, church, primary school, railway station, public houses/restaurants and the ever popular Mill Yard. Located between the market town of Kendal and Windermere village and offering easy access to the M6.

The accommodation offers a sitting room, modern dining kitchen, three bedrooms and a modern bathroom and cloakroom. The property benefits from having double glazing and gas central heating and is offered for sale with no upper chain.

Outside there are gardens to the front and rear. Development parking applies.

GROUND FLOOR

ENTRANCE HALL

6' 11" x 5' 4" (2.13m x 1.64m)

Double glazed door with adjacent double glazed window, radiator, coving, fitted coat hooks.

SITTING ROOM

14' 9" x 10' 6" (4.52m x 3.22m)

Double glazed window, radiator, coving.

DINING KITCHEN

16' 7" max x 11' 9" max (5.06m x 3.59m)

Double glazed French doors to garden, double glazed window, radiator, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, integrated fridge, freezer and dishwasher, washing machine, tiled splashbacks, tiled flooring.

CLOAKROOM

6' 0" x 2' 8" (1.83m x 0.83m)

Two piece suite in white comprises W.C. and wash hand basin with tiled splashbacks, recessed spotlights, coving.

FIRST FLOOR

LANDING

8' 6" x 5' 5" (2.60m x 1.66m)

Coving, loft access with drop down ladder.

BEDROOM

12' 7" x 10' 9" (3.84m x 3.29m)

Double glazed window, radiator, coving.

BEDROOM

12' 2" x 10' 10" (3.73m x 3.32m)

Double glazed window, radiator, coving.

BEDROOM

9' 7" max x 8' 0" max (2.93m x 2.45m)

Double glazed window, radiator, built in cupboard, coving.

BATHROOM

6' 2" x 5' 4" (1.89m x 1.64m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and "P-shaped" bath with thermostatic shower over, recessed spotlights, coving, fitted mirror, fitted glass shelf, tiling to walls and floor.

OUTSIDE

There is a well stocked garden to the front of the property and the rear of the house offers a split level garden with gated access to the rear lane. There is parking available within the development.

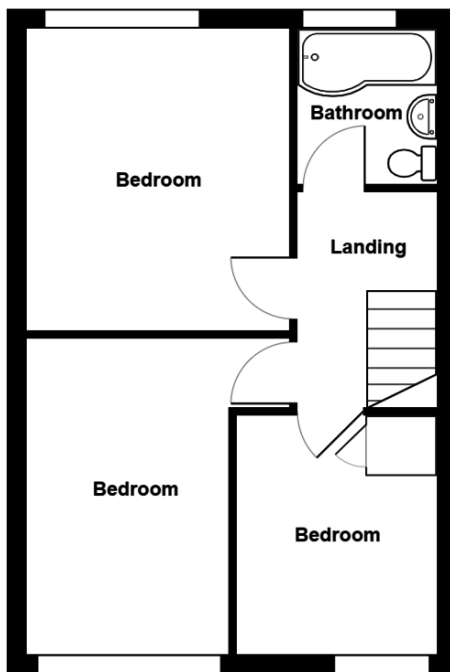
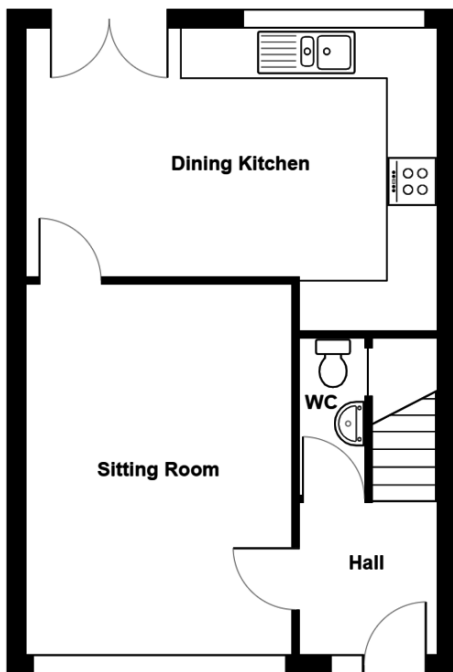
SERVICES

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

3 Rawes Garth, Staveley, Kendal

Total Area: 76.5 m² ... 823 ft²



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		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Follow the A590 towards Windermere taking the second entrance to Staveley. Proceed towards the village to find Rawes Garth on the right hand side with Number 3 being situated on the right.

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