



Kendal

£220,000

117 Hallgarth Circle

Kendal

Cumbria

LA9 5NY

This traditional three bedroom semi-detached house is situated to the north west of the town centre, on a popular residential estate close to local shop, community centre and bus stops. The layout is spacious and welcoming and the outbuildings will offer clear potential for any new owner to alter and adapt creating a home to suit their own needs and tastes.

The living space is well balanced with entrance hall, sitting room and large open plan living/dining kitchen, which are complemented by the three bedrooms which enjoy distant views. The house has the benefit of UPVC double glazed windows and gas central heating, and a level driveway providing ample off road parking to complete the picture a large enclosed private rear garden. There is no upward chain and early possession is available – the next step is an appointment to view.

Property Ref: K6299





Sitting Room



Fitted Kitchen



Bathroom

Description: This semi-detached property will offer the new owners a very pleasant, spacious home to live in and enjoy recently decorated and with new carpets and floor covering laid. Located on the popular Hallgarth Estate to the north of the town centre, the property benefits from a private sunny enclosed garden to the rear, a range of useful outbuildings, together with a driveway at the front providing ample off road parking. Inside is a well-planned layout, on the ground floor is the hallway, a sitting room to the front, and a large open plan living/dining kitchen. Upstairs are three good bedrooms all with views and a modern bathroom. Gas central heating and UPVC double glazing are installed. There is no upward chain and early possession is available.

Location: The property can be found by leaving Kendal on the Windermere Road and taking the right turning onto Garth Brow, then first right onto Hallgarth Circle and follow the road round number 107 is then found on your right hand side just before the community centre and the local shop.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall UPVC double glazed door, staircase to first floor with cupboard under with Vaillant gas boiler and water meter. Radiator and cloaks cupboard.

Sitting Room 11' 6" x 11' 6" (3.51m x 3.51m) with aspect over the front garden, open fireplace, UPVC double glazed window.

Open Plan Living/Dining Kitchen 14' 8" x 13' 5" (4.47m x 4.09m) plus 11' 5" x 5' 2" (3.48m x 1.57m) with UPVC double glazed doors to the rear garden. Cast iron fireplace with open fire, coving to ceiling and radiator.

The kitchen area is fitted with a range of wall and base cupboards with glazed display, complementary working surfaces with breakfast bar and inset bowl and half sink. Co-ordinating part tiled walls, plumbing for dishwasher and space for cooker. UPVC double glazed side window.



Bedroom 1

First Floor

Landing UPVC double glazed window, fitted cupboard and access to loft space.

Bedroom 1 (front) 11' 7" x 10' 2" (3.53m x 3.1m) overlooking the front garden and open green beyond. Radiator and UPVC double glazed window.

Bedroom 2 (rear) 11' 7" x 11' 3" (3.53m x 3.43m) enjoying distant fell views, radiator and UPVC double glazed window.

Bedroom 3 (rear) 8' 5" x 8' 3" (2.57m x 2.51m) again with distant views, radiator and UPVC double glazed window.

Bathroom UPVC double glazed window, complementary tiled walls, radiator and shaver point. A three piece suite comprises; panel bath with shower over, pedestal wash hand basin and WC.

Outside: A range of outbuildings include;

Utility/workshop with butlers sink, power and light and plumbing for washing machine.

Former WC

Bike/Garden store

The property has a large front garden with a level driveway providing off road parking, lawn and planted beds. The enclosed rear garden has a paved area, lawn and second patio at the bottom of the garden. Mature trees and timber garden 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

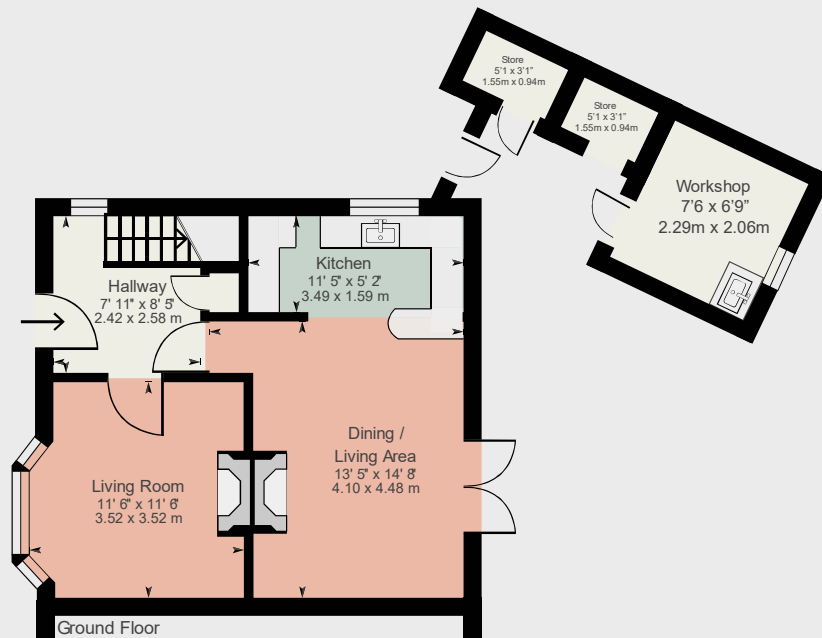
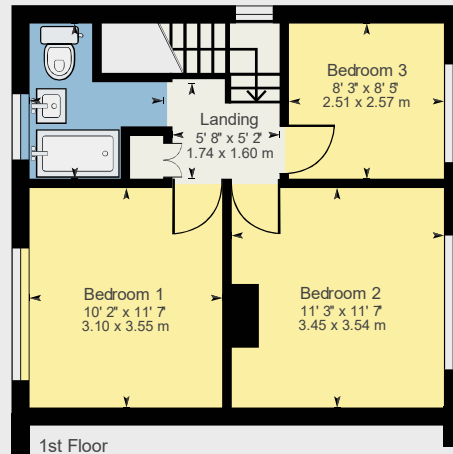
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Bedroom 2



Rear garden



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.

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A thought from the owners... "A good sized family home, enjoying a bigger than normal plot. Ideal for those looking for a forever home".

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