



47 Sandylands Road, Kendal
£220,000



47 Sandylands Road

Kendal

An appealing terraced property situated in a popular residential area located to the northern side of the market town of Kendal. The property is conveniently placed for the local amenities which include a convenience store, bus stop, post office and fish and chip shop, is within level walking distance of the Queen Katherine School, adjacent retail park and supermarkets, Station House doctors surgery, Kendal railway station and the many amenities available within the town centre. The property also offers easy access to both the Lake District and Yorkshire Dales National Parks and Junctions 36 & 37 of the M6.

The well proportioned accommodation, briefly comprises entrance hall, sitting room with fitted surround system, a breakfast kitchen which has been renovated to a high standard, utility room and office to the ground floor. The first floor offers three bedrooms and a family bathroom with underfloor heating. The property benefits from double glazing and central heating.

Outside offers an enclosed rear garden with a patio area, lawn and a out house. To the front is ample driveway parking.

GROUND FLOOR

SITTING ROOM

16' 11" x 14' 11" (5.16m x 4.56m)

Both max. Double glazed door, double glazed window, radiator, fitted surround system, recessed spotlights.

KITCHEN

19' 5" x 14' 4" (5.93m x 4.36m)

Both max. Radiator, good range of base and wall units, sink, integrated oven and microwave, electric hob with self rising extractor/filter, two integrated fridges and one freezer, integrated dishwasher, LED lighting, breakfast bar, built in speaker system, recessed spotlights, Kardean flooring.

OFFICE

9' 9" x 4' 10" (2.96m x 1.48m)

Both max. Double glazed window, Kardean flooring.

UTILITY ROOM

5' 5" x 4' 9" (1.65m x 1.44m)

Both max. Double glazed window, plumbing for washer dryer, gas combination boiler.

ENTRANCE HALL

5' 7" x 5' 5" (1.70m x 1.65m)

Both max. Double glazed door, radiator, understairs alcove.





FIRST FLOOR

BEDROOM

10' 6" x 9' 6" (3.19m x 2.90m)

Both max. Double glazed window, radiator, recessed spotlights.

BEDROOM

10' 6" x 9' 6" (3.19m x 2.90m)

Both max. Double glazed window, radiator, built in wardrobe, recessed spotlights.

BEDROOM

8' 5" x 7' 11" (2.56m x 2.42m)

Both max. Double glazed window, radiator, built in cupboard.

BATHROOM

8' 11" x 6' 9" (2.73m x 2.05m)

Both max. Double glazed window, heated towel radiator, four piece suite comprises W.C. wash hand basin to vanity and bath, fully tiled shower cubicle with thermostatic shower fitment, fully tiled walls, underfloor heating, tiled flooring.

LANDING

9' 4" x 7' 5" (2.85m x 2.27m)

Both max. Loft access, recessed spotlights.





OUTSIDE

A enclosed garden to the rear with a patio seating area a well kept lawn and a out house.

ON DRIVE

Driveway parking for up to four vehicles.

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND B

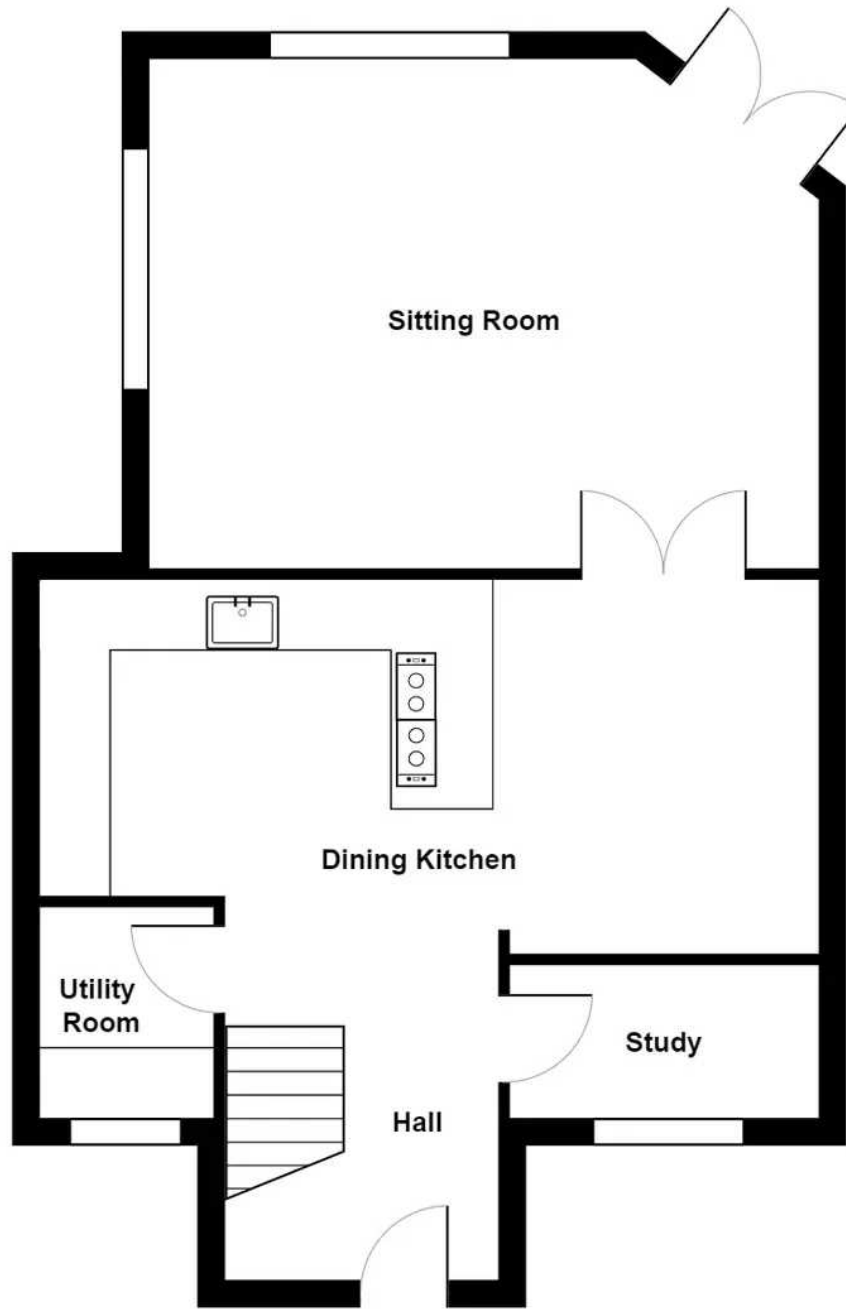
TENURE: FREEHOLD

DIRECTIONS

From Kendal town centre take the A6 Sandes Avenue. At the mini roundabout continue straight across and proceed to turn right on to Appleby Road. Take the first right turn on to Sandylands Road, passing the SPAR to find number 47 located on the right.

WHAT3WORDS:email.future.deed

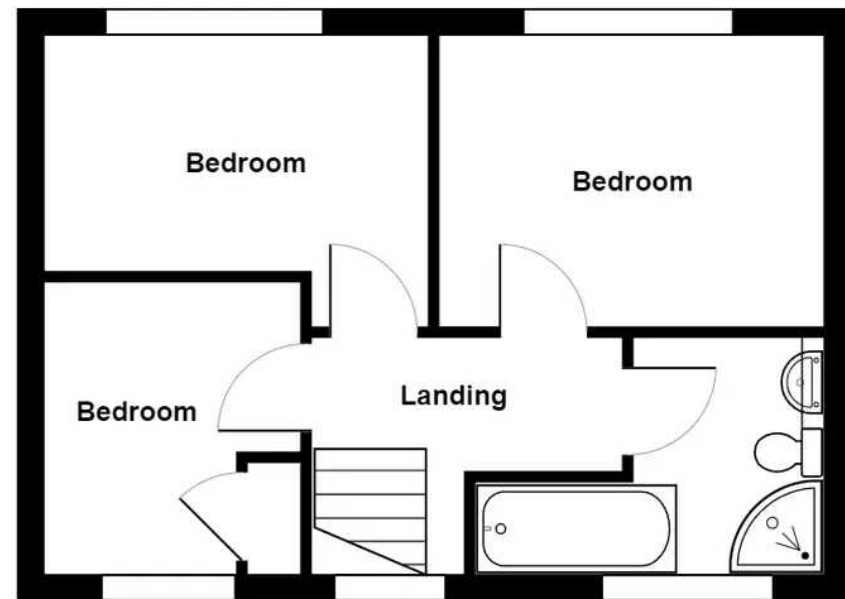




Ground Floor

47 Sandylands Road, Kendal

For illustrative purposes only - not to scale.
The position and size of features are approximate only.
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First Floor



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