



12 Sandgate, Kendal  
£220,000



## 12 Sandgate, Kendal

Nestled in the picturesque market town of Kendal, this two-bedroom mid-terraced house offers functional and modern living. With this location you'll enjoy the best of both worlds with natural beauty and urban amenities at your doorstep. With good access to the town's facilities, including shops, restaurants, and schools, this residence ensures convenience and accessibility.

The entrance leads you into a cozy sitting room featuring a traditional log burner including a years worth of logs in the garden, perfect for relaxing on cool evenings. The well-appointed fitted kitchen seamlessly flows into the sunroom, providing an abundance of natural light and a delightful spot for enjoying breakfast or evening meals. A modern bathroom and convenient downstairs cloakroom cater to practical needs, while two generously sized double bedrooms offer comfortable living space. One of the bedrooms boasts fitted wardrobes, providing ample storage, and an additional attic room could serve as a home office or creative studio.

The outdoor space of this property will surely captivate you, starting with a driveway offering convenient off-road parking for up to two vehicles. Step into the generous garden, complete with two delightful patio seating areas - ideal for entertaining guests or simply unwinding in the sunshine. Double glazing and gas central heating ensure year-round comfort, with the added bonus of solar panels on the roof. Don't miss the opportunity to make this fantastic property your new home.



- Mid terraced property in market town Kendal
- Sitting room with log burner
- Fitted kitchen leading to the sun room
- Modern bathroom and downstairs cloakroom
- Two double bedrooms, one with fitted wardrobes and an attic room
- Driveway with off road parking for two vehicles
- Generous garden with two patio seating areas
- Double glazing and gas central heating
- Great access to the market towns amenities
- Convenient for the local schools



#### HALLWAY

14' 1" x 2' 5" (4.29m x 0.74m)

#### SITTING ROOM

11' 3" x 11' 1" (3.43m x 3.39m)

#### KITCHEN

14' 1" x 10' 3" (4.29m x 3.13m)

#### SUN ROOM

8' 4" x 7' 9" (2.55m x 2.35m)

#### SHOWER ROOM

4' 5" x 2' 6" (1.34m x 0.75m)

#### CLOAKROOM

4' 5" x 2' 6" (1.34m x 0.75m)

#### LANDING

7' 2" x 2' 5" (2.19m x 0.74m)

#### BATHROOM

7' 6" x 7' 1" (2.29m x 2.16m)

#### BEDROOM

12' 0" x 11' 4" (3.66m x 3.45m)

#### BEDROOM

10' 3" x 7' 1" (3.13m x 2.16m)

#### ATTIC ROOM

15' 11" x 9' 11" (4.84m x 3.03m)

#### EPC RATING D

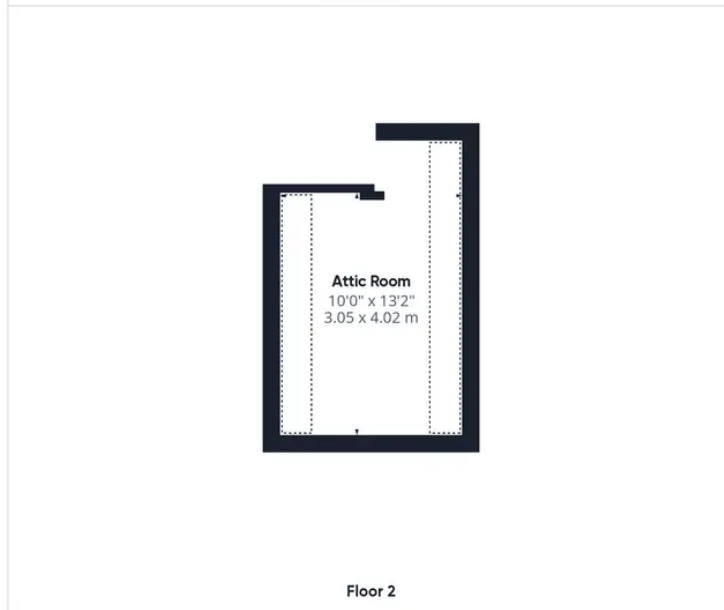
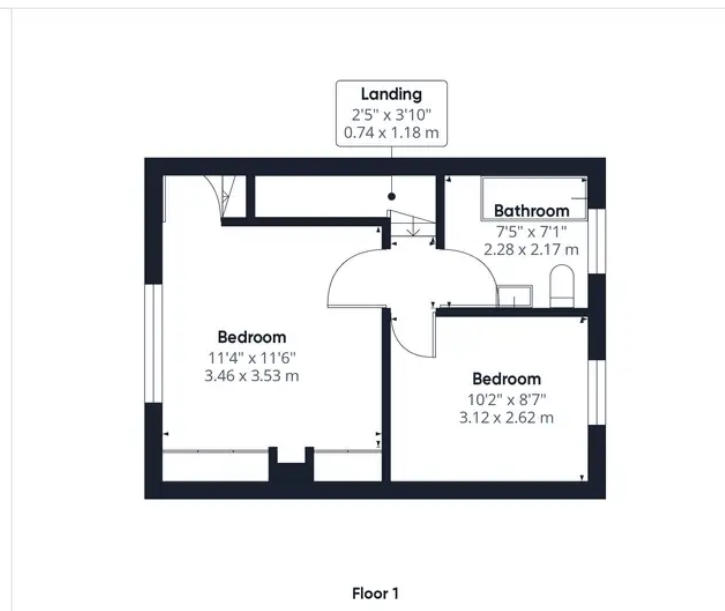
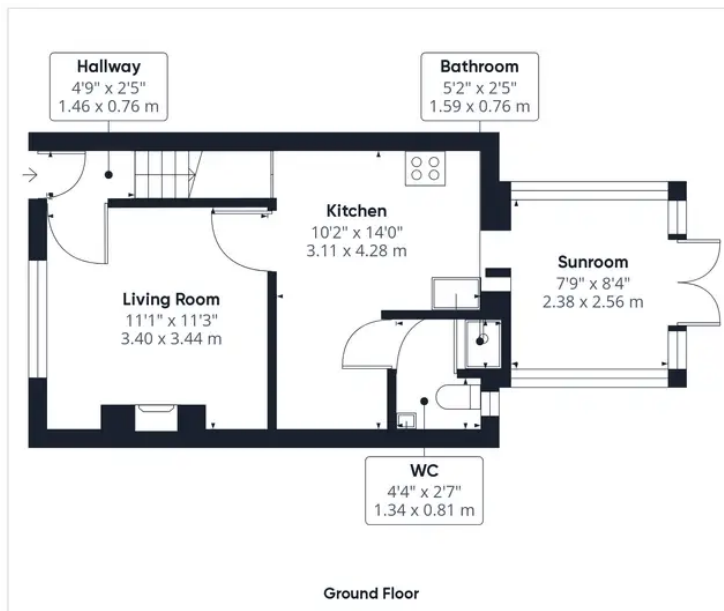
#### COUNCIL TAX BAND B

#### TENURE Freehold

#### SERVICES

Mains, electric, gas, water, drainage.





**Approximate total area<sup>m</sup>**

680.4 ft<sup>2</sup>  
63.21 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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