



17 Strickland Court Windermere Road, Kendal

£270,000







## 17 Strickland Court Windermere Road

### Kendal

Located within this sought-after development, is this fabulous end terraced house offering a blend of modern amenities and timeless charm, ideal for those seeking comfortable living close to Kendal town centre. The amenities on offer in the town can be easily access on foot and there are great road links to the M6 motorway, the Lake District National Park and Oxenholme railway station and the West Coast Mainline.

The cover porch area leads to the light and bright hallway giving access to the well-equipped kitchen diner including essential appliances like a fridge freezer and washing machine, with the sitting dining room have beautiful arched windows and French doors leading to the sunny patio, creating a seamless indoor-outdoor flow. To the first floor are three well proportioned bedrooms and they are complemented by the modern shower room. There is also a partially developed loft with three rooms presenting opportunities for expanding the living space subject to any necessary consents, whilst gas central heating and double glazing ensure year-round comfort.

Stepping outside, the property continues to impress with its outdoor spaces. The home features an established planted garden to the front and side, providing a delightful welcome. A sunny rear patio garden invites relaxation and outdoor entertaining, perfect for enjoying the sunshine in privacy. Additionally, residents have access to communal gardens, enhancing the overall sense of community within the development. With parking for two vehicles in tandem and additional visitors parking, this home caters to convenience without compromise. Marketed with no upper chain, this property is a rare find, ready to welcome its new owners into a life of comfort and style.



- Fabulous end terraced house with retained features located on a popular development
- Excellent access in to Kendal town centre and all the facilities on offer there
- Three good size bedrooms
- Sitting dining room with French doors to the patio garden
- Private parking for two vehicles in tandem and development visitors parking
- Modern shower room and kitchen diner with fridge freezer and washing machine
- Established planted garden to the front and side and sunny rear patio garden
- Well maintained and being sold with no upper chain
- Partially developed loft with three rooms with scope to increase living accomodation
- Gas central heating and double glazing

#### **DIRECTIONS**

From Kendal town centre proceed to Windermere Road passing the right turn for Burneside Road to take the second right in to Caroline Street. Take the first entrance on the left into Strickland Court and number 17 is the last house on the left hand side.

**WHAT3WORDS:** prefer.tribune.glad

EPC RATING D

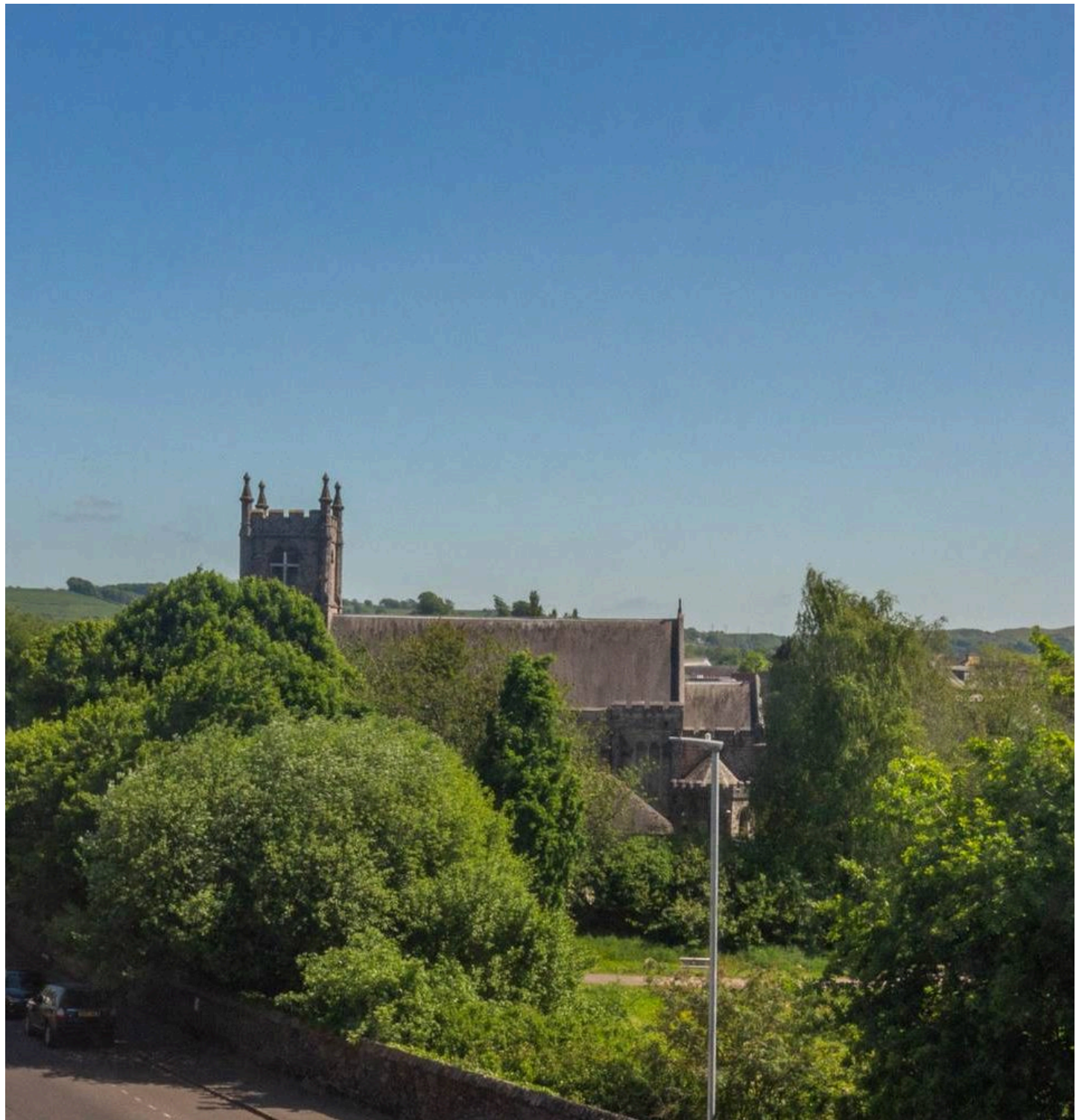
COUNCIL TAX BAND D

SERVICES Mains electric, gas, water and drainage.

TENURE: FREEHOLD

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







#### **HALLWAY**

13' 4" x 3' 7" (4.06m x 1.09m)

#### **SITTING/DINING ROOM**

17' 10" x 13' 10" (5.43m x 4.21m)

Both max.

#### **KITCHEN**

10' 11" x 8' 6" (3.32m x 2.60m)

#### **FIRST FLOOR LANDING**

7' 1" x 2' 11" (2.16m x 0.89m)

#### **BEDROOM**

12' 11" x 8' 10" (3.93m x 2.68m)

#### **BEDROOM**

9' 8" x 8' 10" (2.95m x 2.70m)

#### **BEDROOM**

9' 8" x 8' 8" (2.95m x 2.64m)

#### **SHOWER ROOM**

8' 6" x 5' 9" (2.58m x 1.76m)

#### **LOFT ROOM 1**

11' 11" x 8' 8" (3.62m x 2.65m)

#### **LOFT ROOM 2**

11' 11" x 8' 6" (3.62m x 2.60m)

#### **LOFT ROOM 3**

8' 7" x 7' 5" (2.61m x 2.26m)



















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