



White Gate Glebe Road, Kendal

£365,000



White Gate Glebe Road

Kendal, Kendal

An appealing detached house located in a popular residential area within the market town of Kendal. The property is conveniently placed for the many amenities available both in and around the town and offers easy access to the The Lake District National Park, the mainline railway station at Oxenholme and road links to the M6.

This 4-bedroom detached house offers a comfortable and spacious living environment for those seeking a family home or investment opportunity. The property boasts a substantial sitting dining room that provides views to the rear garden, a modern fitted kitchen diner, and four generously sized bedrooms, three of which are doubles. The ground floor features a convenient four-piece suite bathroom, ideal for modern living. Two bedrooms are located on the ground floor with the other two on the first floor.

This property is an ideal choice for first-time buyers or those looking to invest.

Outside, the property continues to impress with fully enclosed gardens to the front, side, and rear, bordered by well-established hedges for privacy. The rear garden features a patio seating area, perfect for outdoor dining and relaxation, with ample space for garden furniture. A slightly overgrown garden at the rear presents an opportunity for a new owner to create a unique outdoor space with their personal touch. A useful shed on one side of the house offers additional storage. To the front, a raised planted bed offers potential for gardening enthusiasts to create a vibrant and inviting entrance. Parking is no issue with ample driveway space for three to four vehicles, ensuring both convenience and practicality for residents and guests alike.

- A well proportioned detached property
- Easy access to local amenities in the town centre
- Substantial sitting dining room with views to the rear garden
- A great first time buyers home or investment opportunity
- Modern fitted kitchen diner
- Road links to the M6 Motorway and the Lake District National Park
- Four bedrooms with three being doubles
- Gardens surrounding the property
- Ground floor four piece suite bathroom
- Ample driveway parking

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.

EPC RATING TBC

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX:BAND D

TENURE:FREEHOLD

DIRECTIONS

Entering Kendal via Milnthorpe Road proceed through the traffic lights and proceed past the college entrance to take the next left turn in to Glebe Road. Go up the hill to find White Gate on the left.

WHAT3WORDS:///sobs.chefs.major





GROUND FLOOR

ENTRANCE HALL

18' 8" x 6' 6" (5.70m x 1.99m)

SITTING ROOM

19' 10" x 14' 11" (6.05m x 4.54m)

KITCHEN DINER

22' 9" x 11' 1" (6.94m x 3.39m)

BATHROOM

9' 9" x 6' 10" (2.96m x 2.09m)

BEDROOM

18' 6" x 11' 8" (5.64m x 3.56m)

BEDROOM

9' 11" x 8' 5" (3.02m x 2.56m)

FIRST FLOOR

LANDING

9' 1" x 8' 7" (2.76m x 2.62m)

BEDROOM

17' 5" x 12' 10" (5.32m x 3.92m)

BEDROOM

17' 0" x 10' 3" (5.18m x 3.12m)

BATHROOM

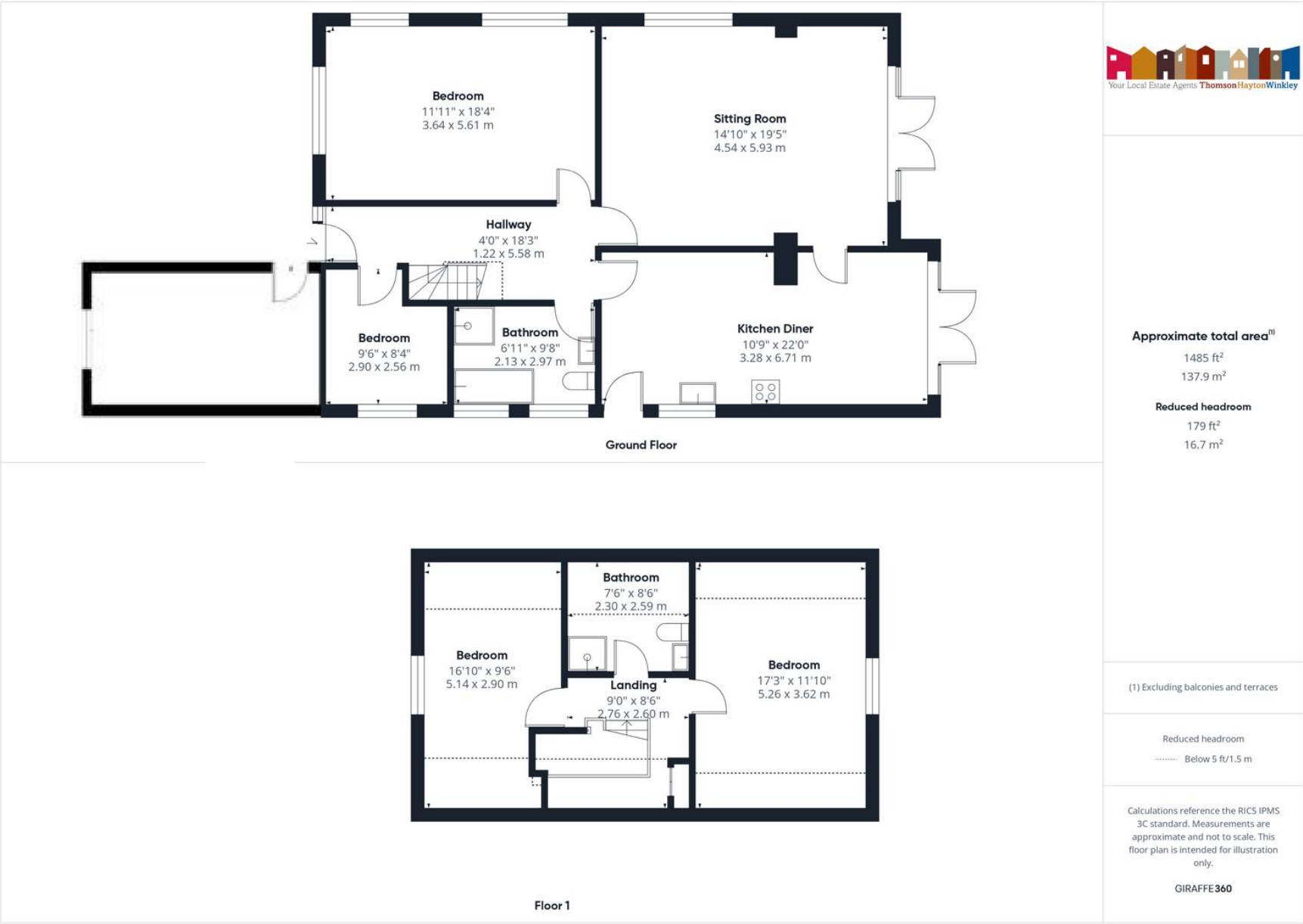
8' 6" x 7' 8" (2.60m x 2.33m)











THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

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