



121 Stainbank Road, Kendal
Asking Price £270,000

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Thomson Hayton Winkley



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A well proportioned detached house situated on a popular residential development within the market town of Kendal. Having a sitting room, dining room, kitchen, conservatory, three bedrooms, bathroom, en suite shower room, cloakroom, garage, gardens and driveway parking. No upper chain.







121 STAINBANK ROAD

A well proportioned detached house with views across the town situated in a popular residential area within Kendal being convenient for the many amenities available both in and around the market town and offering easy access to the Lake District National Park and the M6.

The accommodation, which has recently been partially updated with new flooring throughout, briefly comprises of an entrance hall, sitting room with modern living flame gas fire and fireplace, dining room, modern brand new kitchen and appliances, conservatory and cloakroom to the ground floor and three bedrooms with one having an en suite shower and wash hand basin, and a bathroom to the first floor. The property benefits from double glazing and gas central heating.

Outside there is a garage and driveway parking together with gardens to the front and rear.

The property is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

9' 11" x 2' 11" (3.04m x 0.91m)

Double glazed door, radiator.

SITTING ROOM

17' 8" max x 12' 2" max (5.41m x 3.71m)

Double glazed window, two radiators, living flame gas fire to granite hearth and back panel with painted surround, coving.

KITCHEN

11' 6" x 7' 1" (3.53m x 2.17m)

Double glazed door to garden, double glazed window, radiator, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, tiled splashbacks, space for fridge, plumbing for washing machine, under stairs cupboard.

DINING ROOM

11' 9" x 7' 11" (3.59m x 2.42m)

Double glazed patio doors to conservatory, radiator, coving.

CONSERVATORY

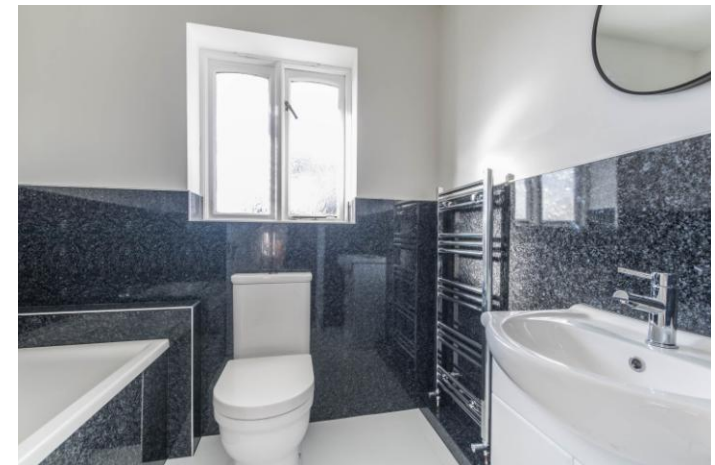
12' 3" x 6' 9" (3.75m x 2.06m)

Double glazed French doors to garden, double glazed windows, UPVC roof, tiled flooring.

CLOAKROOM

5' 1" x 2' 11" (1.56m x 0.89m)

Double glazed window, radiator, two piece suite in white comprises W.C. and wash hand basin with splashback.





FIRST FLOOR

LANDING

10' 7" max x 6' 0" max (3.23m x 1.83m)

Double glazed window, loft access.

BEDROOM

12' 0" max x 9' 4" max (3.67m x 2.85m)

Double glazed window, radiator, fitted wardrobes, overhead storage, chest and bedside units.

EN SUITE

9' 4" x 4' 1" (2.87m x 1.27m)

Double glazed window, towel radiator, wash hand basin to vanity with tiled splashback, fully tiled shower cubicle with thermostatic shower, recessed spotlights, extractor fan, fitted mirror, shaver point.

BEDROOM

9' 6" x 9' 3" (2.92m x 2.84m)

Double glazed window, radiator, built in wardrobe.

BEDROOM

9' 1" max x 6' 0" max (2.79m x 1.83m)

Double glazed window, radiator, built in cupboard.

BATHROOM

6' 10" x 5' 11" (2.09m x 1.82m)

Double glazed window, towel radiator, three piece suite in white comprises W.C. wash hand basin to vanity and bath, extractor fan, fitted mirror.

OUTSIDE

The front of the house offers driveway parking to the front of the garage and a lawns with established trees. The rear of the property has an enclosed garden which includes a paved patio and a lawn and is bordered by established trees, hedges and shrubs.

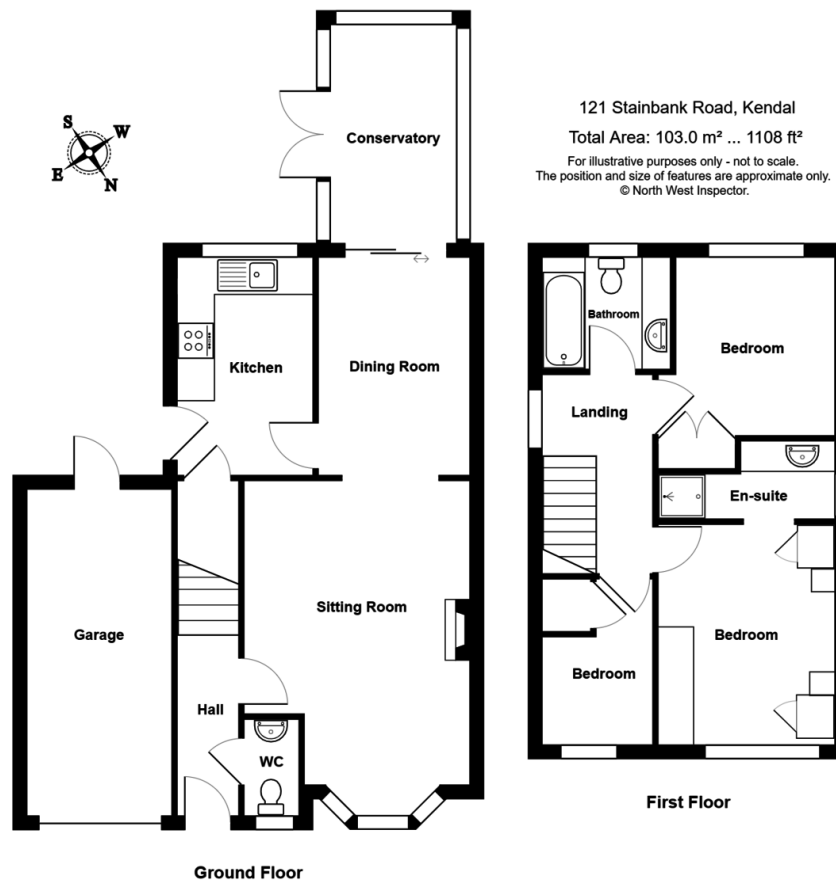
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

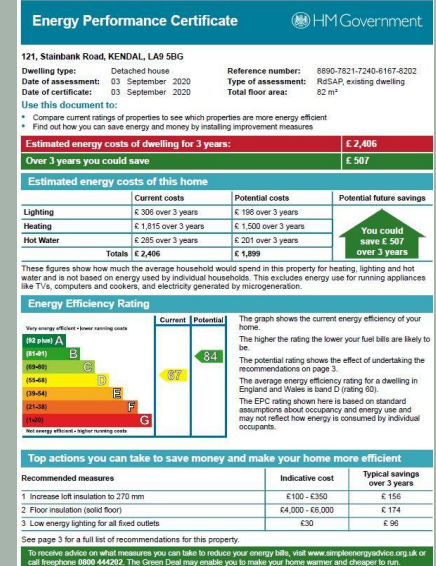
Currently Band D as shown on the Valuation Office website.





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DIRECTIONS

From Kendal Town Hall proceed up Allhallows Lane, through Beast Banks and on to greenside turning left on to Bankfield road and take the first right on to Brigsteer Road. Continue and turn left on to Underwood, proceed to find number 121 Stainbank Road located on the right immediately after the entrance to Cedar Grove.

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