



53 Shap Road, Kendal  
£320,000





## 53 Shap Road

Kendal, Kendal

Council Tax band: D

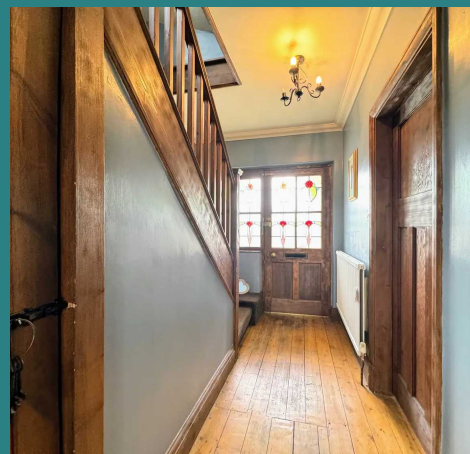
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi detached house
- Three bedrooms plus spacious attic room
- Modern fitted kitchen, Dining room
- Lounge with gas fire, Family Bathroom
- Plenty of off road parking to the front, Rear Garden
- Detached garage/workshop
- Character features including exposed floorboards
- Gas central heating and double glazing

This traditional semi-detached property is conveniently located within easy access to schools and shops. The original layout has been extended to provide a spacious family home with well-proportioned accommodations throughout. Laid out over three floors, with a lounge, a dining room, and a modern fitted kitchen on the ground floor, there are three good-sized bedrooms and a bathroom on the first floor, as well as a fabulous second-floor occasional bedroom, playroom, or study/hobby area. The property benefits from gas-fired central heating, a wood-burning stove, and double glazing. There is a large, detached garage, plenty of off-road parking, and low-maintenance gardens. Viewing is highly recommended.



## FIRST FLOOR LANDING

Doors open to three bedrooms and the bathroom; stairs rise to the second floor.

### BEDROOM ONE

11' 11" x 11' 5" (3.63m x 3.48m)

This double room is situated at the front of the property, with a radiator and a uPVC double-glazed window providing views towards Benson Knott.

### BEDROOM TWO

11' 10" x 1' 3" (3.61m x 0.38m)

This is a second double bedroom situated to the rear, with a radiator and the uPVC double-glazed window looks over the garden.

### BEDROOM THREE

7' 11" x 6' 11" (2.41m x 2.11m)

This single room has a radiator and a uPVC window on the front aspect.

### BATHROOM

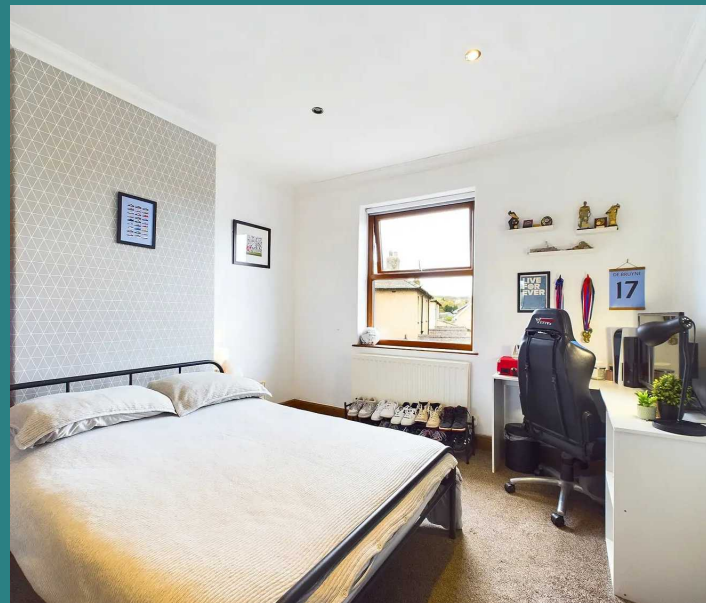
7' 9" x 6' 11" (2.36m x 2.11m)

The suite comprises a bath with a shower tap and screen, a W.C., and a pedestal wash hand basin. There is a built-in storage cupboard with shelving, a ladder radiator, and a UPVC double-glazed window to the rear with privacy glazing.

## SECOND FLOOR ATTIC ROOM

17' 5" x 12' 1" (5.31m x 3.68m)

A versatile space with an apex ceiling, a radiator, two Velux windows, and access to under-eaves storage areas.



## Garden

To the front and along the side of the property is off-road parking for several vehicles and access to the garage. To the rear is a paved patio area and artificial lawn.

## SINGLE GARAGE

With an up-and-over door and an adjacent access door, power and light. Within the garage is a workshop area with a window to the side, also with power and light.

## SERVICES

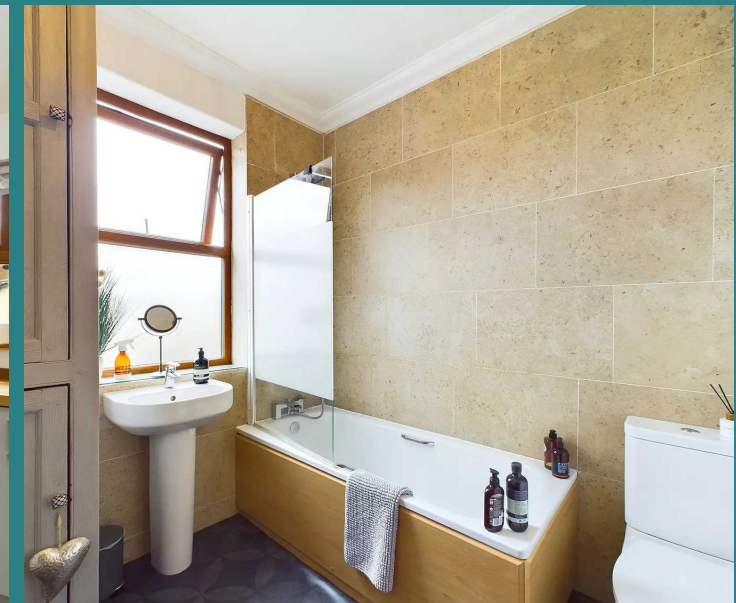
Electric, gas, mains water and mains drainage, gas central heating, broadband.

## ADDITIONAL INFORMATION

We are aware there is approval for change of use at 55 Shap Road, Kendal, LA9 6DL

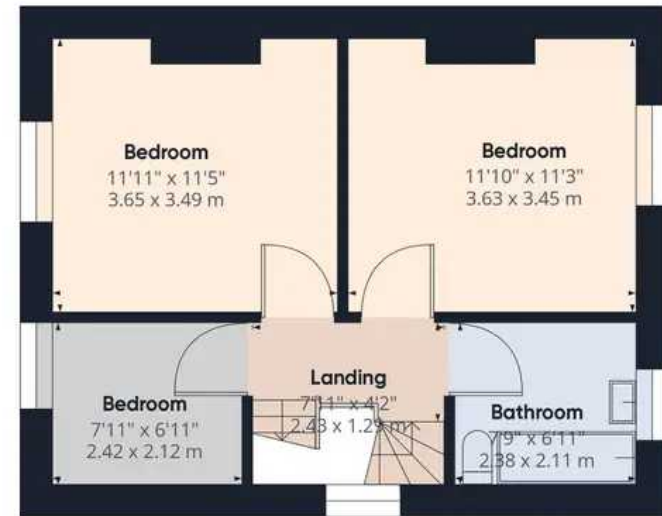
## DIRECTIONS

Take Shap Road out of Kendal; No. 53 is the second on the left after the garage, opposite Queen Katherine School playing fields.

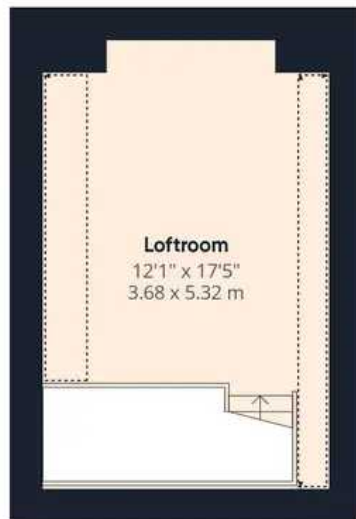




Ground Floor



Floor 1



Floor 2



## Arnold Greenwood Estate Agents

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