



24a Echo Barn Hill, Kendal
£239,950





24a Echo Barn Hill

Kendal, Kendal

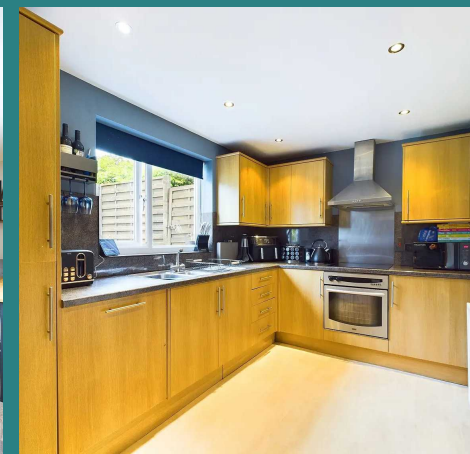
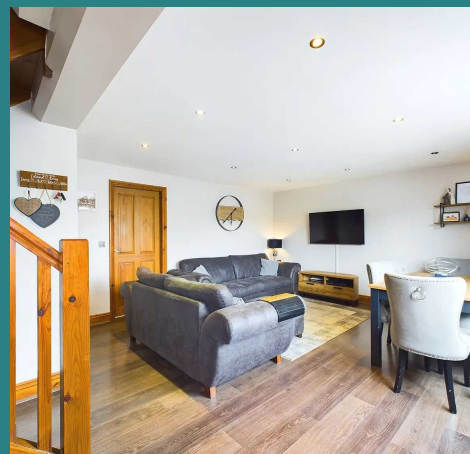
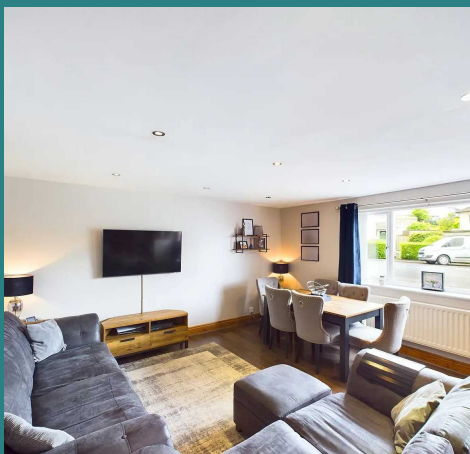
This charming 3-bedroom end of terrace property offers a wonderful opportunity for families and professionals alike. The ground floor comprises a spacious living room/dining room, perfect for entertaining guests, a fully equipped kitchen with a utility area for added convenience, and a handy ground floor WC. Moving upstairs, you will find three well-proportioned bedrooms along with a family bathroom. Stepping outside, the front of the property boasts convenient off-road parking space for two vehicles, ensuring parking headaches are a thing of the past. The rear garden is a true gem, featuring a well-maintained lawn and paved patio, ideal for outdoor gatherings or enjoying your morning cup of coffee. Completing the outdoor space is a timber shed for storage. Don't miss this fantastic opportunity to own a property that offers both comfort and convenience in one package.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



ENTRANCE

To the front of the property, canopied timber entrance door, with glazed panels, opens to the living room.

LIVING ROOM

This room has stairs rising to the first-floor landing, a radiator, and a uPVC double-glazed window. A timber door opens to the kitchen.

KITCHEN

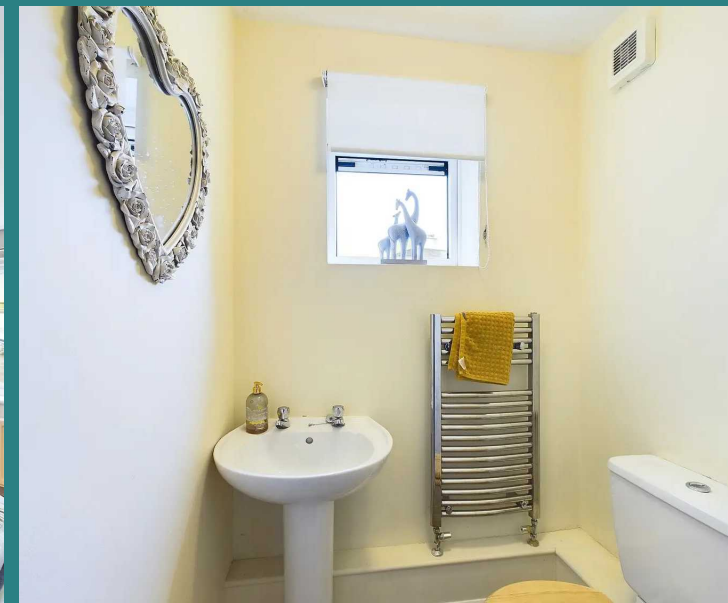
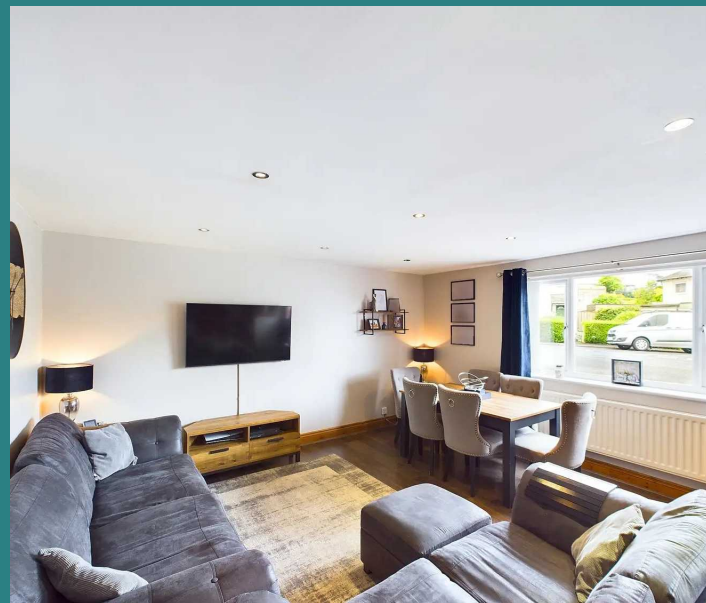
The kitchen has a range of fitted storage units with a complementary worktop incorporating a 1 1/2-bowl stainless steel sink. There is a built-in oven, a hob with an extractor hood, an integrated dishwasher, and an integrated fridge/ freezer. There is a uPVC double-glazed window and a timber door opening to the rear garden. A timber door opens to the utility area.

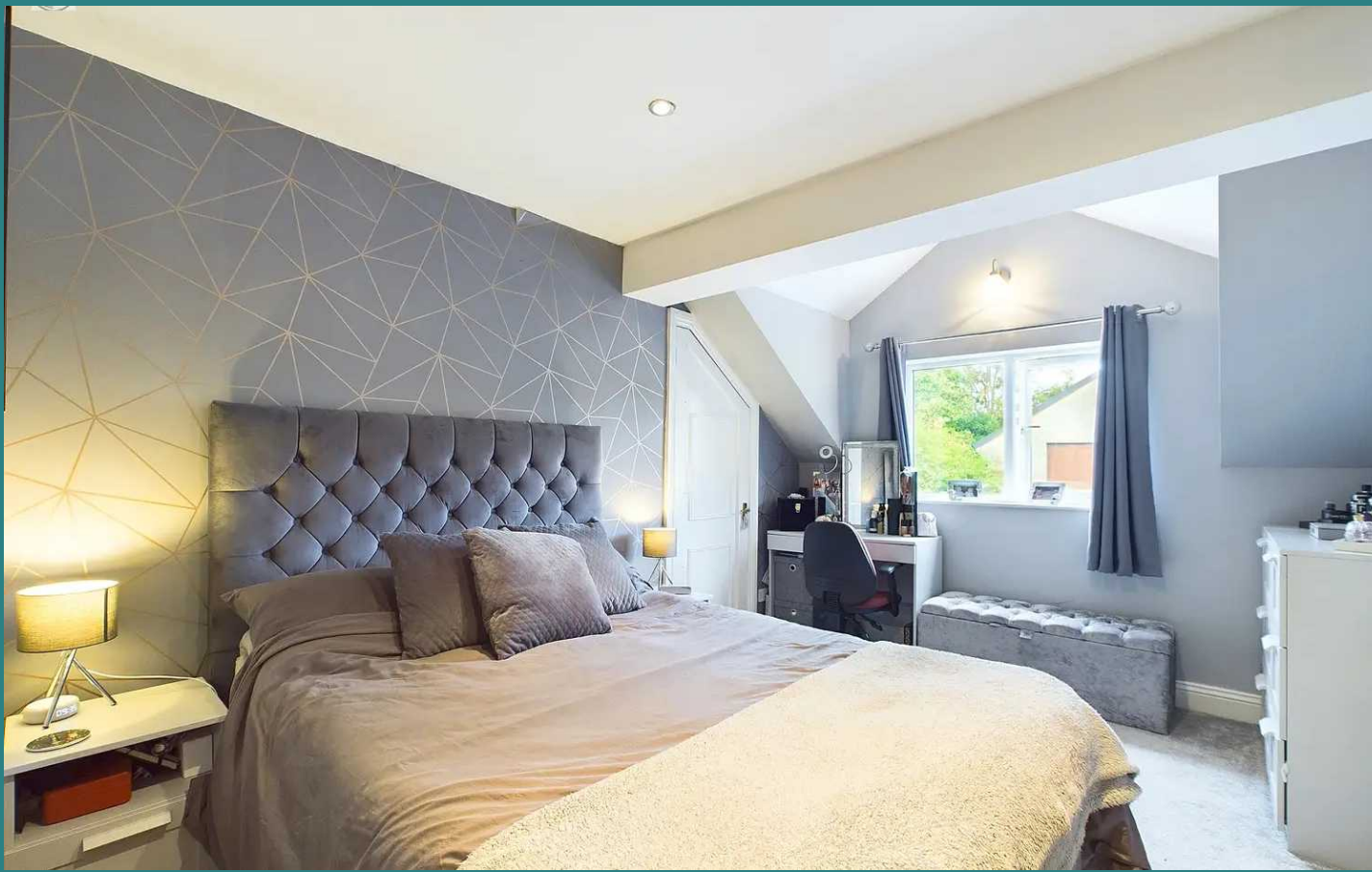
UTILITY AREA

This useful space has a wall-mounted Vaillant boiler and some storage cupboards. There is a further storage area with light, power, and plumbing for a washing machine. A further timber door opens to the ground floor WC.

GROUND FLOOR WC

The suite comprises a pedestal wash hand basin and a WC. There is a chrome ladder radiator and a uPVC double-glazed window.





FIRST FLOOR LANDING

Timber doors open to the three bedrooms and bathroom, and there is a hatch to the partially boarded and insulated loft space.

BEDROOM ONE

To the rear of the property, this bedroom has a built-in storage cupboard, a radiator, and a uPVC double-glazed window.

BEDROOM TWO

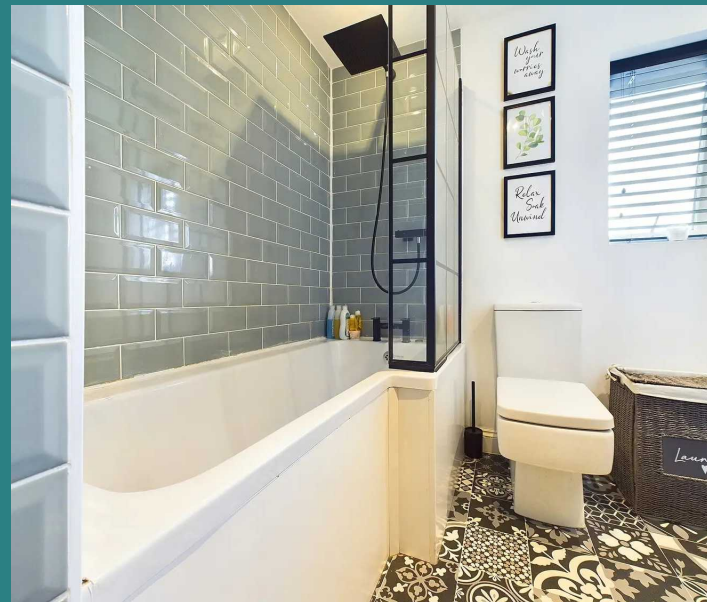
Also to the rear of the property, this bedroom has double doors to a built-in wardrobe with mirrored doors, a radiator, and a uPVC double-glazed window.

BEDROOM THREE

To the front of the property, this room has double doors to a built-in wardrobe, a radiator, and a uPVC double-glazed window.

BATHROOM

The suite comprises an 'L-shaped bath with a rainfall shower head-over and screen, a WC, and a pedestal wash hand basin. There is a chrome ladder radiator, a wall-mounted mirrored cabinet, and a uPVC double-glazed window with privacy glazing.



GARDEN

To the front of the property is a block-paved, off-road parking space for two vehicles. The level rear garden has a paved path and tap, steps up to the lawn and paved patio, a timber shed, and a planted bed. There is gated access to the public path, which runs through the estate to the children's playground.



Ground Floor



Floor 1



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383 • kendal@arnoldgreenwood.co.uk • www.arnoldgreenwoodestateagency.co.uk/



**ARNOLD
GREENWOOD**

ESTAS

★★★★★

**CUSTOMER
SERVICE
AWARDS 2024**

SHORTLISTED

Verified reviews from homeowners