



27 Longlands View  
Kendal, Cumbria LA9 6HJ

**Cobble Country**  
*Dales & lakes*  
Town & Country Property Agents Est. 1992



## 27 Longlands View Kendal, Cumbria LA9 6HJ

Longlands View is a small estate to the northwest of the town and consists of a range of properties including houses and flats. 27 Longlands View, a 2/3-bedroom terraced house which has been recently modernised making it ready to move into and ideal for first time buyers, young family or retired couples.

Accommodation comprises of a cloakroom, hallway leading into an open plan kitchen and lounge. The kitchen is well fitted and there is a multi-fuel stove in the lounge. Completing the ground floor there is a laundry area at the rear of the property. Two double bedrooms and house bathroom are on the first floor. The bathroom is 4 piece suit including a double shower unit, bath, hand wash basin and wc. The property benefits from plenty of storage, gas central heating and double glazing throughout.

Externally there is a tiered patio area to the front and an elevated lawned garden to the rear.

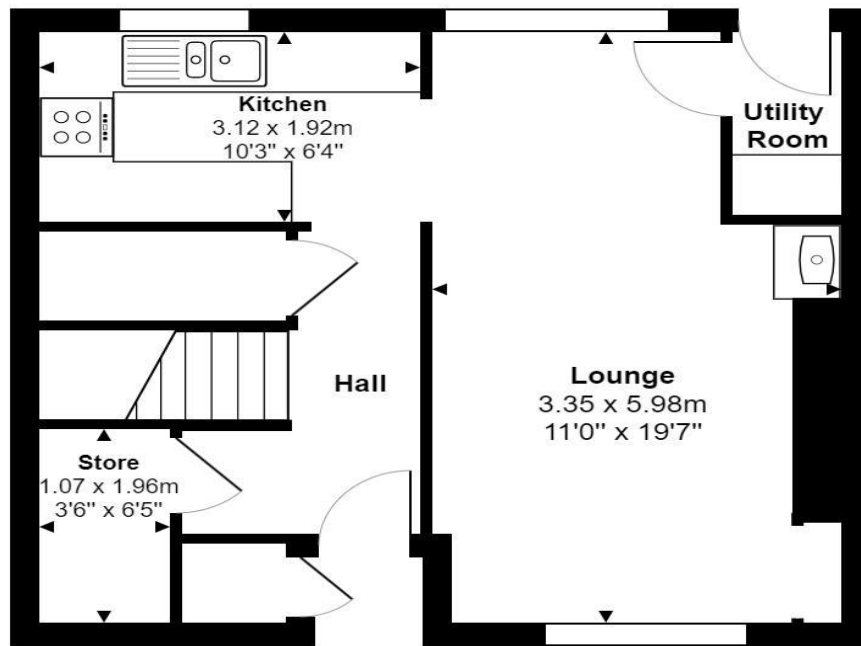
There is plenty of parking available on the estate car park.

Viewings are highly recommended to appreciate it's space and surroundings.

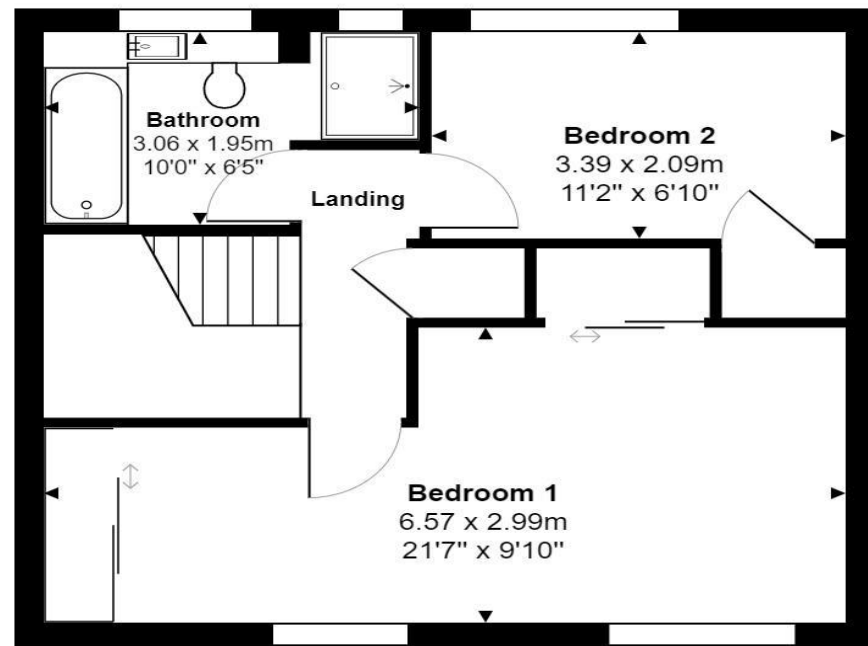
Please note there is a 106 Local Occupancy restriction. Please ask for further information.

**Guide price £219,000**





**Ground Floor**



**First Floor**

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.

### SERVICES

Mains electric, gas, water and drainage.

### TENURE

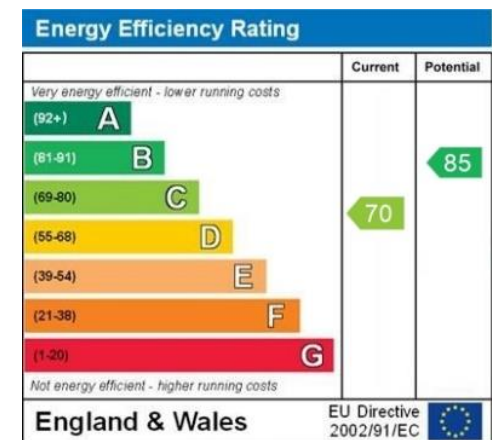
We are advised by the vender that the property is Freehold.

### COUNCIL TAX BAND

We are advised that the property is currently in Band B.

### DIRECTIONS

Travelling along Appleby Road in the town, continue past Kendal Business Park and take the right-hand turn into Fowling Lane. Continue up this road to the end bearing left into Longlands View. Follow the road round to the right, number 27 can be found up on the right along the back row of properties.



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Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

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