



Kendal

£275,000

6 Castle Crescent, Kendal, Cumbria, LA9 7AN

Welcome to 6 Castle Crescent, a delightful blend of history and modernity nestled in one of Kendal's cherished conservation areas. With enchanting views of St. George's Church and the historic Kendal Castle as your backdrop, this cosy and characterful family home has been thoughtfully updated to meet the demands of contemporary living.

As you step inside, you're greeted by a welcoming hallway, complete with convenient coat hangers. To your left, the open-plan living and dining area beckons, featuring a large bay window that perfectly frames the picturesque landscape of St. George's Church. The log burner adds a touch of warmth and cosiness, complemented by built-in storage cupboards on either side. This space seamlessly transitions into a dining area, ideal for family gatherings and socialising.

Quick Overview

Traditional Stone Built Mid Terrace House
Close To Kendal Town Centre and Local Amenities
Open plan living and dining area
Small yard to the rear with outbuildings
Situated in one of Kendal's conservation area
Traditional Features Throughout
Well Presented
Bright front patio area
Early Viewings Recommended
Ultrafast Broadband Available



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Ultrafast
available



On street parking

Property Reference: K7090



Living Room



Kitchen



Open plan living dining room



Kitchen

The modern kitchen, adorned in warm neutral tones, boasts wood-effect flooring and worktops. It's equipped with a 4-ring Lamona electric hob, concealed extractor fan, oven, space/plumbing for a dishwasher and stainless steel sink and drainer, making it a functional and stylish hub for culinary creativity.

Ascending to the first floor, natural light floods the landing through Velux windows. The house bathroom is a visual delight, featuring decorative lino flooring, exposed limestone, and wooden beams. It includes a vanity wash hand basin, a deep inset tiled bath, and part-tiled walls. A built-in storage cupboard houses the boiler, offering handy towel storage.

A generously sized and inviting principal bedroom, showcasing elegant traditional timber sash windows that frame picturesque views of the green and St. George's Church. Thoughtfully designed with built-in storage, this room perfectly combines charm, comfort, and practicality.

On the second floor, you'll find two further charming bedrooms. Bedroom Two is a spacious double, full of character, featuring exposed wooden beams that add warmth and charm. Bedroom Three offers a cosy and adaptable space, ideal as a bedroom, home office, or reading nook, enhanced by natural light from the Velux window.

To the rear, a neatly flagged yard offers low-maintenance outdoor space, complete with an outbuilding that includes plumbing for a washer-dryer, as well as separate log storage. At the front, a charming flagged area provides an ideal sunny spot for alfresco dining, allowing you to enjoy the surroundings and soak in the historic character of the setting.

Don't miss the opportunity to make this enchanting and character-filled property your own.

Accommodation with approximate dimensions

Ground Floor

Open plan living room 2' 91" x 4' 65" (2.92m x 2.87m)

Open plan Dining Room 3' 11" x 2' 30" (1.19m x 1.37m)

Fitted Kitchen 1' 92" x 3' 63" (2.64m x 2.51m)

First Floor

Landing

Bedroom One 4' 0" x 3' 34" (1.22m x 1.78m)

Bathroom

Second floor

Bedroom Two 4' 0" x 3' 52" (1.22m x 2.24m)

Bedroom Three 2' 42" x 2' 32" (1.68m x 1.42m)

Parking On street parking

Tenure Freehold

Council Tax Westmorland and Furness Council - Band C

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

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: ///teeth.punk.shelf

From Kendal Town Centre, continue onto Sandes Avenue and follow the road along. At the roundabout, take the right turn onto Wildman Street, then take the first left onto Castle Street. Continue down Castle Street for approximately 0.1 miles, where you'll find Castle Crescent on the right-hand side, adjacent to St. George's Church. Number 6 is the on the left-hand side.

Viewing : Strictly by appointment with Hackney & Leigh.

Anti Mmoney Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bathroom



Bathroom



Bedroom One

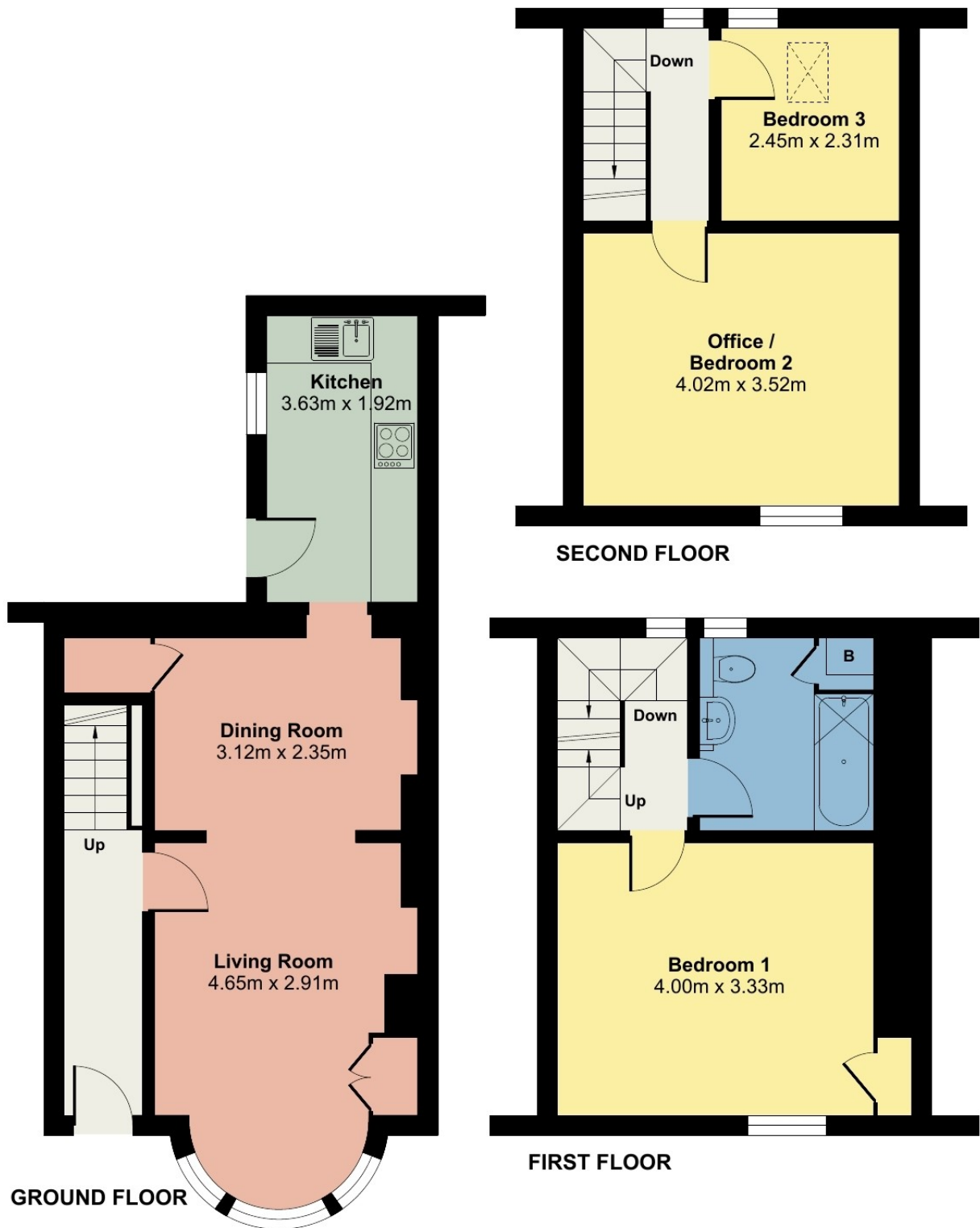


Bedroom Three

Castle Crescent, Kendal, LA9

Approximate Area = 925 sq ft / 85.9 sq m

For identification only - Not to scale



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 19/05/2025.