

Kendal

£220,000

28 Appleby Road, Kendal, Cumbria, LA9 6ES

Located at the north end of Kendal town, this attractive stone-built end terrace offers the perfect balance of convenience, comfort and character. Just a short distance from the town centre, train station, supermarkets, and local sports clubs, this property is ideal for first-time buyers, professionals, or those looking to downsize without compromising on location.

While positioned on a main road, the home benefits from mature hedging at the front and double-glazed windows throughout, providing both privacy and excellent sound insulation.

Quick Overview

Two bedroom end terrace stone built property
Off-road parking
Modern fitted kitchen and dining area
Gas central heating
Ideal for first time buyers
Thoughtfully landscaped low maintenance rear garden
Close to Kendal town centre and local amenities
No onward chain
Detached Garage
Ultrafast Broadband Available



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Ultrafast
Broadband



Off Road
Parking

Property Reference: K7129



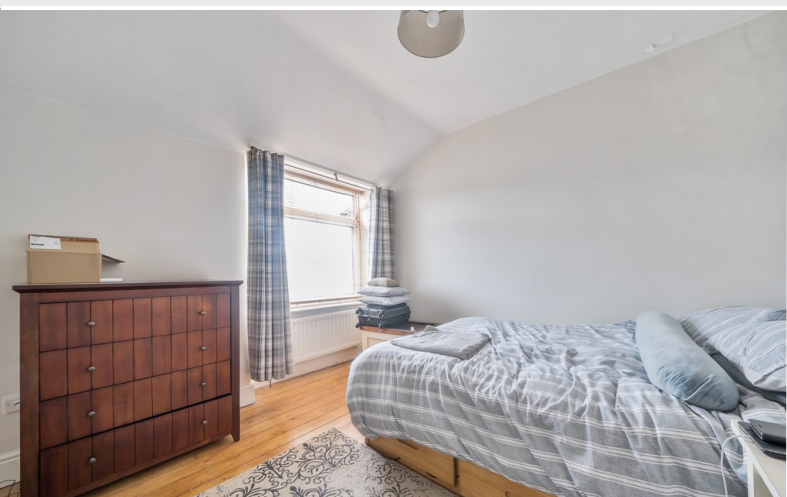
Living Room



Dining Kitchen



Kitchen



Bedroom One

Inside, the property combines warm traditional features with modern finishes. Upon entry, you are welcomed into a cosy living room with beautiful wooden flooring and a large fireplace with multi-fuel stove, creating an inviting space to relax.

To the rear of the property is a light-filled dining kitchen, thoughtfully designed with ample wall and base units, neutral wooden worktops and tiled flooring. Fitted with a 4-ring gas hob, oven, concealed extractor and space for a fridge freezer and washing machine, this stylish kitchen also houses the boiler. Patio doors lead directly to the rear garden, bringing in plenty of natural light and creating an easy indoor-outdoor flow.

Upstairs, the spacious main bedroom features excellent storage, including a built-in cupboard, and a separate walk-in dressing area ideal for clothes and shoe storage, helping to keep the bedroom space clean and uncluttered. The second bedroom is a versatile room, suitable as a spacious single, home office, or study and retains character with an original open fireplace and mantle.

The house bathroom is generously sized and well appointed with a panelled bath, overhead shower and glass screen, WC and wash hand basin. A large linen cupboard offers additional useful storage.

The upstairs rooms have wooden floors, creating a warm, neutral and cohesive finish.

The rear garden is landscaped for low maintenance, with a clean flagged patio, raised beds with mature planting and a detached outhouse with power-currently used to house a dryer. A detached garage, accessed via Sandylands Road, provides additional storage with shelving, electrical consumer unit, sockets and has been used as a workshop in the past.

Accommodation with approximate dimensions

Living Room 13' 5" x 13' 1" (4.10m x 4.00m)

Dining Kitchen 16' 10" x 11' 0" (5.15m x 3.36m)

First floor landing

Bedroom One 10' 5" x 10' 3" (3.20m x 3.14m)

Bedroom Two 13' 0" x 6' 11" (3.97m x 2.12m)

House Bathroom

Outbuilding

Detached Garage 16' 11" x 10' 9" (5.16m x 3.30m)

Parking Off-road parking in front of detached garage

Property Information :

Tenure: Freehold

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

Council Tax: Westmorland and Furness Council tax band: B

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

What3Words & Directions: [///chemistry.sings.common](https://www.what3words.com/chemistry.sings.common)

The property is conveniently located just north of Kendal town centre. From the Duke of Cumberland Inn, take the right turn onto Appleby Road. Number 28 is situated on the right-hand side, positioned at the end of the terrace, shortly after the turning for Sandylands Road. The garage and rear access to the property can be found via Sandylands Road.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

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Bedroom Two



Bathroom



Rear Garden



Rear Garden

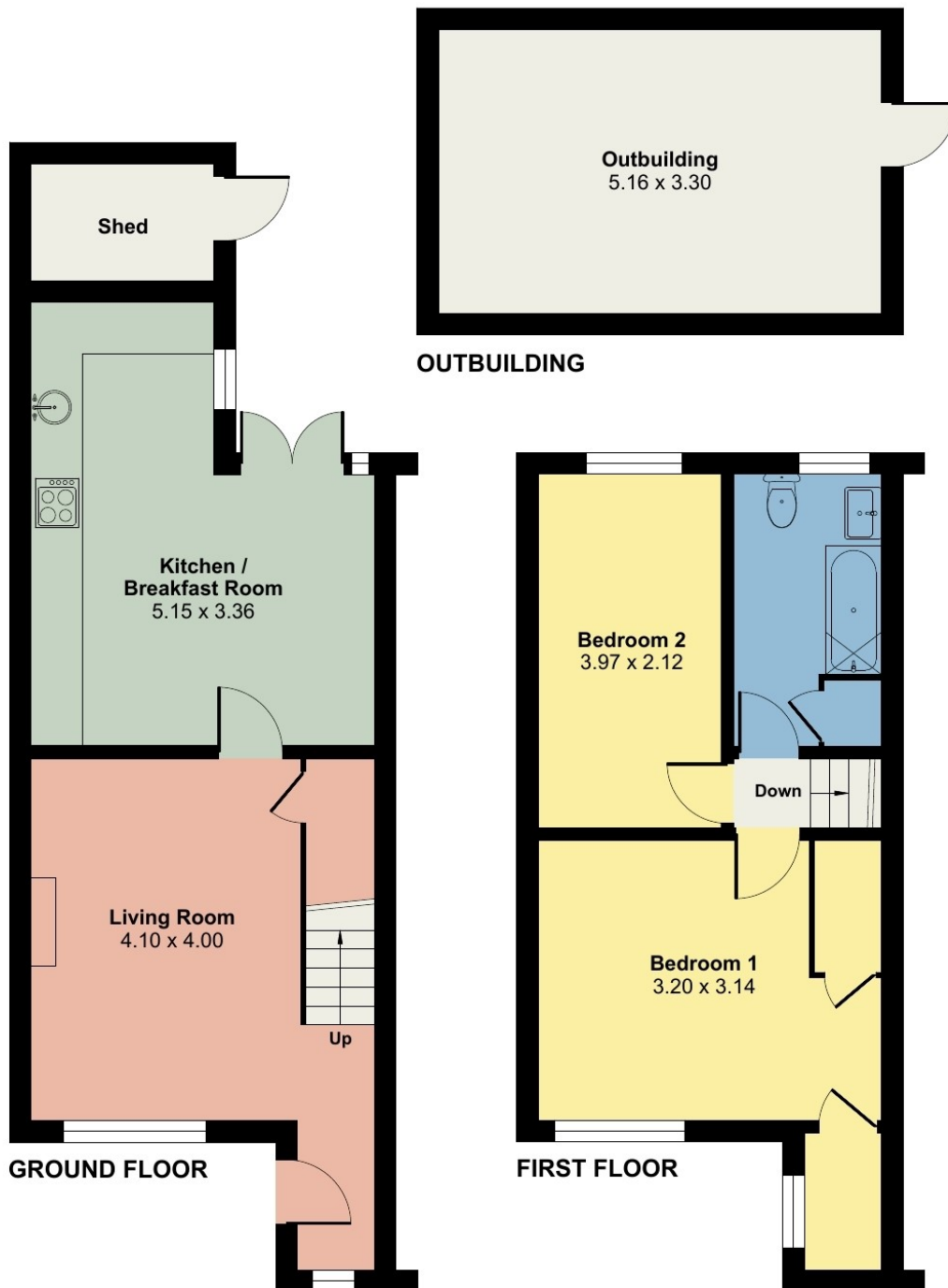
Appleby Road, Kendal, LA9

Approximate Area = 726 sq ft / 67.4 sq m

Outbuildings = 214 sq ft / 19.8 sq m

Total = 940 sq ft / 87.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1321344

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