



Kendal

£350,000

27 Crescent Green, Kendal, Cumbria, LA9 6DR

Welcome to 27 Crescent Green, a traditional stone and slate mid-terrace Victorian home full of character and potential. Ideally situated in a popular residential area, the property enjoys convenient access to local schools, shops, and amenities, making it a perfect choice for families or anyone seeking a well-connected location. Offering spacious accommodation across two floors, this lovely home includes two reception rooms, a kitchen with utility and cloakroom, three bedrooms, a study, and a family bathroom. With a delightful south-facing rear garden, the property is now ready for a new owner to modernise and put their own stamp on it.

Quick Overview

- Traditional stone and slate property
- South facing rear gardens
- Permit parking to the front
- Two reception rooms
- Fitted kitchen and utility area
- Three bedrooms and study
- Family bathroom
- Gas central heating
- No upward chain!
- Ultrafast broadband speed*



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TBC



Ultrafast
Broadband
Available



On Street Parking

Property Reference: K7186



Entrance Hall



Living Room



Dining Room



Kitchen

Entering through the front door, the hallway provides access to the main living areas and stairs leading to the first floor, along with a useful under-stairs cupboard. The sitting/dining room at the front of the property features a charming bay window that fills the space with natural light. A feature fireplace with wooden mantel and tiled hearth with gas fire creates a welcoming focal point, complemented by decorative coving and a picture rail that enhance the room's period charm.

The living room to the rear offers another comfortable and inviting space, complete with a feature fireplace with wooden mantel and coal-effect gas fire. A fireside alcove with built-in cupboard and display cabinet provides extra storage and display options, while the picture rail and ceiling rose add to the traditional character of the home.

The kitchen is fitted with a range of wall and base units, coordinating worktops and part-tiled walls, along with an inset sink and drainer. There is space for a slot-in oven and fridge freezer. From here, steps lead down to the utility area, which features additional base units, worktops, and an inset sink, as well as plumbing for a washing machine and a wall-mounted gas boiler. A door provides access to the rear garden, while another leads to a cloakroom with WC-an ideal addition for a busy household.

Upstairs, the first-floor landing includes access to the loft space and a useful storage cupboard. The main bedroom is a generous double with an attractive front aspect, while the second bedroom is another double room overlooking the rear garden. The third bedroom, a single, also enjoys a front-facing aspect.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, WC, and wash hand basin, finished with part-tiled walls and a window for natural light. From the bathroom, a door leads to an additional study or office space, complete with window and Velux roof light-ideal for home working or hobbies.

Outside, the property benefits from a front garden with a lawned area bordered by mature hedging, offering both privacy and kerb appeal. The south-facing rear garden is a lovely outdoor retreat featuring a patio area, lawn, mature shrubs, and trees, including an established apple tree-perfect for enjoying the sunshine or entertaining outdoors.

Offered for sale with no upward chain, 27 Crescent Green represents a wonderful opportunity to create a beautiful family home in a sought-after location. Early viewing is highly recommended-call now for more details and to arrange your appointment.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Sitting Room 9' 8" x 11' 10" (2.95m x 3.61m)

Living Room 9' 6" x 14' 11" (2.92m x 4.55m)



Utility Room



Bedroom One



Bedroom Two



Bedroom Three



House Bathroom



Study/Office

Kitchen 5' 3" x 13' 10" (1.62m x 4.22m)

Utility room 7' 7" x 8' 10" (2.32m x 2.71m)

Cloakroom

First Floor

Bedroom One 10' 4" x 14' 7" (3.15m x 4.45m)

Bedroom Two 8' 9" x 13' 7" (2.67m x 4.15m)

Bedroom Three 5' 4" x 10' 3" (1.63m x 3.14m)

Bathroom

Study 8' 0" x 9' 4" (2.44m x 2.85m)

Parking: Permit parking.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D

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

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

What3Words & Directions: ///screaming.oppose.miss

Situated in a convenient and level location on the northern edge of town, Crescent Green is tucked away between Shap Road and Appleby Road. To reach the property, turn into Crescent Green from Appleby Road and continue along-number 27 can be found on the right-hand side, about halfway down.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti Money 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).



Rear Garden



Rear Garden



Living Room



Dining Room

Request a Viewing Online or Call 01539 729711

Meet the Team

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Viewings available 7 days a week
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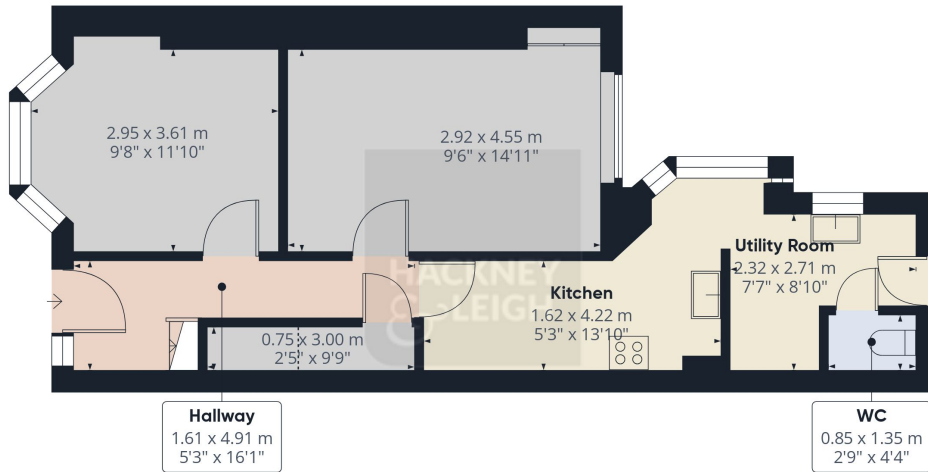


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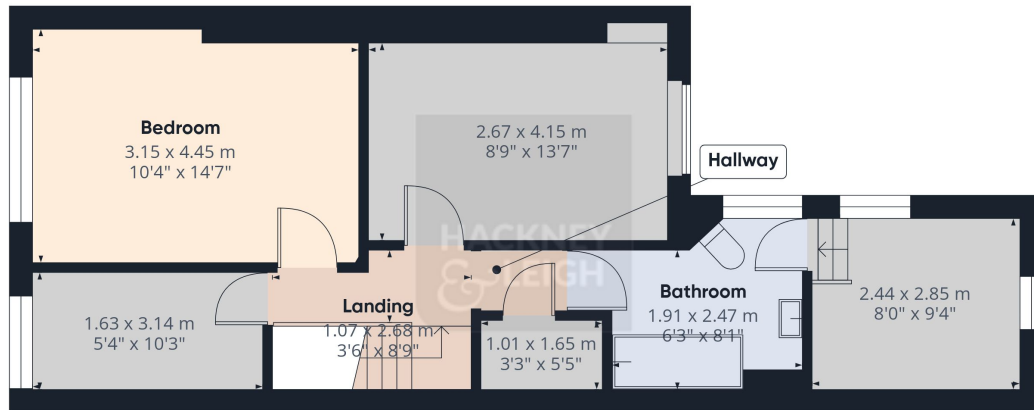


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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk



Floor 0



Floor 1



Approximate total area⁽¹⁾

95.4 m²
1026 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Request a Viewing Online or Call 01539 729711