



Kendal

£205,000

87 High Garth

Kendal

Cumbria

LA9 5NT

This well-presented and tastefully decorated semi-detached family home, situated to the north west of the town centre, stands on a good corner plot that offers space for a garage or extension. The layout offers an entrance porch, hallway, living room and dining kitchen on the ground floor with three bedrooms and bathroom on the first floor.

The property has the benefit of gas central heating and UPVC double glazing together with a gated driveway providing off road parking and private enclosed gardens to three sides that enjoy sunshine throughout the day. An early appointment to view is highly recommended.

Property Ref: K6298





Living Room



Bedroom 1

Description: Tastefully decorated throughout, the accommodation in the traditional semi-detached property offers an entrance porch and entrance hall, a fitted dining kitchen with two useful store cupboards and a sitting room to the front. Upstairs are three good bedrooms and an attractive bathroom. Standing on a large corner plot with planning permission granted for a single storey side extension, the level gardens enjoy sunshine whatever time of day and there is that all important private off road parking.

Location: The property can be found by leaving Kendal on the Windermere Road and taking the right turning onto Garth Brow. Bear left onto Hallgarth Circle and follow the road down, pass the first turning for High Garth and the as you take the next left for

High Garth, number 87 can then be found immediately on your right on the corner just before the right turning into Low Garth.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch with two double glazed windows and glazed door with leaded lights. Part glazed door to hall.

Note: the porch is in need of some attention.

Entrance Hall tiled floor, double glazed window and radiator. Staircase to first floor with alcove under.

Living Room 14' 3 max" x 12' 5" (4.34m x 3.78m) overlooking the front garden, double glazed window, radiator. Feature open fireplace with arched fireside alcove.

Dining Kitchen 17' 6" x 7' 6" (5.33m x 2.29m) with two double glazed windows and part glazed door to the rear. Fitted wall and base cupboards with tiled splash backs, solid wood worktops and inset bowl and half stainless steel sink. Built in oven and four ring gas hob, plumbing for washing machine, tiled floor and radiator.

Store cupboard with tiled floor and wall mounted Worcester boiler. Pantry/store cupboard with shelving, tiled floor and double glazed window.



Dining Kitchen

Landing double glazed window, access to loft space.

Bedroom 1 11' 2" x 10' 8" (3.4m x 3.25m) enjoying a pleasant outlook to the front with distant views. Radiator and double glazed window.

Bedroom 2 10' 3" x 8' 11" (3.12m x 2.72m) again with pleasant aspect to the rear, double glazed window, radiator. Two useful built in shelved cupboards.

Bedroom 3 9' 9 max " x 8' 7 max" (2.97m x 2.62m) a good third bedroom with distant views to Serpentine Woods. Built in bunk bed, radiator and double glazed window.

Bathroom complementary part tiled walls, two double glazed windows, radiator. A three piece suite comprises; panel bath with Triton shower over, vanity unit with wash hand basin and WC.

Outside: The property stand on a large corner plot with a gated driveway providing off road parking and a front garden with mature hedge screen and planted borders. The large side garden is paved with access leading to the private enclosed rear garden with, lawn, timber garden shed and useful outhouse and coalbunker.



Bedroom 2

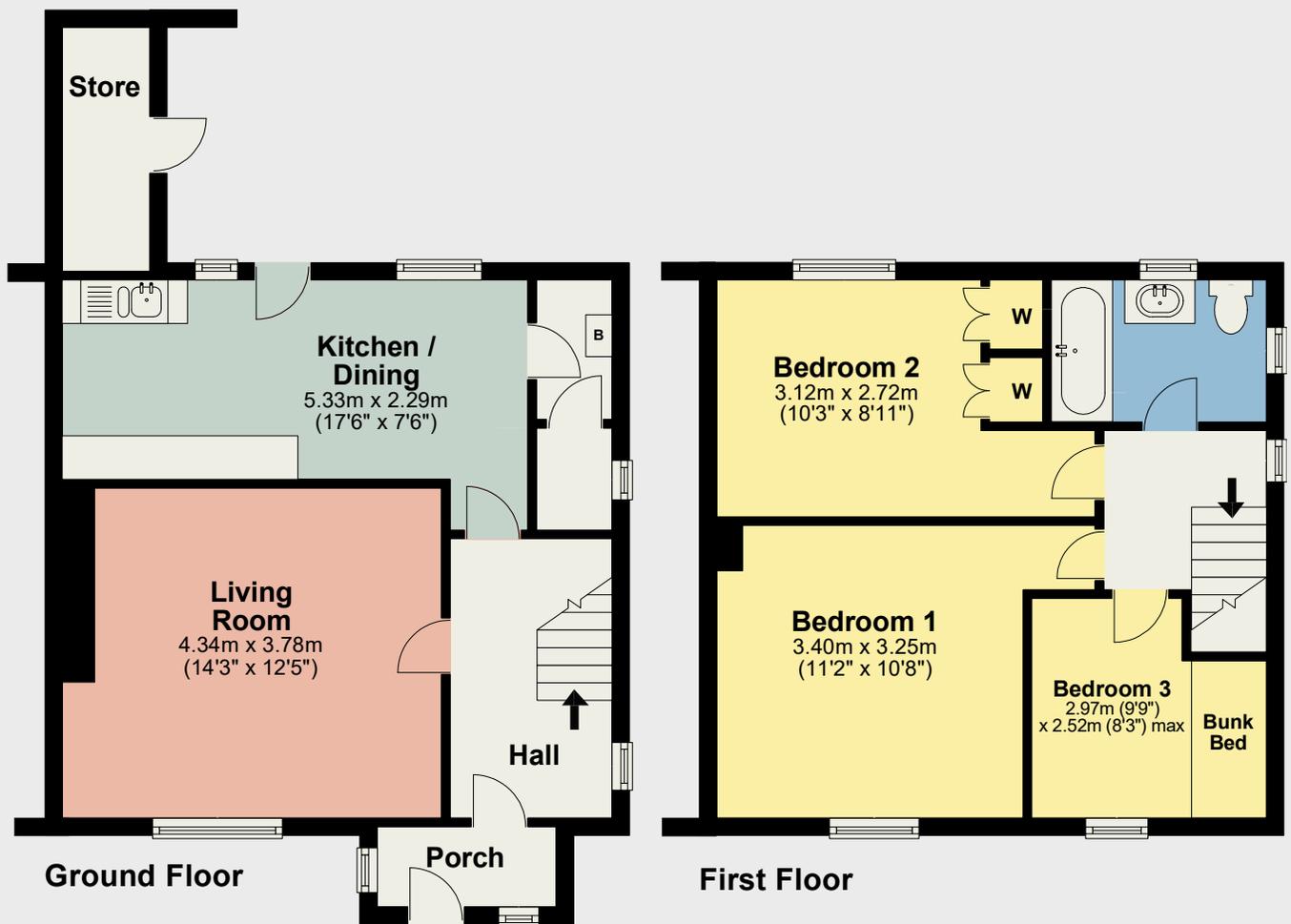
Services: mains electricity, mains gas, mains water and mains drainage.

Council Tax: South Lakeland District Council - Band C

Tenure: Freehold

Viewing: Strictly by appointment with Hackney & Leigh - Kendal Office

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



Total area: approx. 83.5 sq. metres (898.8 sq. feet)

For illustrative purposes only. Not to scale. REF: K6298

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