



Kendal

£235,000

6 Low Garth
Kendal
Cumbria
LA9 5NZ

This attractive tastefully decorated three-bedroom semi-detached property has been altered and improved by the vendors into a welcoming spacious family home. Standing on a good plot in a popular residential area to the north west of the town centre, with plenty of off-road parking and large enclosed private south facing rear garden that adjoins open space and enjoys sunshine all day.

The property has the benefit of gas central heating and UPVC double glazing together with a large detached garage and useful car port. The vendors have with attention to detail and finish created a home that the new owners can move into and enjoy. An early appointment to view is highly recommended.

Property Ref: K6318





Living Dining Room



Excellent Fitted Kitchen



Entrance Hall

Description:

This attractive and well-presented semi-detached family home has been improved and extended in recent years offering a spacious well-balanced home with three excellent bedrooms and bathroom on the first floor that are complemented by the spacious entrance hall, excellent through living/dining room and the fitted kitchen and large utility and cloaks on the ground floor. Double glazing and gas central heating are installed, the driveway with its car port provides ample off-road parking and the delightful enclosed garden to the rear offer's privacy and seclusion with access to the detached garage and allotment gardens beyond. A home that should be on your to view list.

Location:

Situated on Hallgarth the property can be found by taking the right turning off Windermere Road onto Hallgarth. Turn first right into Hallgarth Circle then right again into Low Garth following the road round the property can then be found on your right-hand side.

The popular market town of Kendal known as the 'gateway to the Lakes' still has traditional open-air markets on Wednesdays and Saturdays and boasts a library, supermarket, churches, banks and medical practices as well as specialist artisan providers and independent traders. A leisure centre with swimming pool is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events – The Brewery Arts Centre – is at the hub of Kendal's arts scene.

For a Viewing Call 01539 729711



Excellent Fitted Kitchen

Kendal is situated to the south of the Lake District, being six miles from junction 36 of the M6 motorway and only eight miles away from Windermere, 13 miles from Ambleside and 31 miles from Keswick.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall warm and welcoming with attractive Karndean flooring that runs through the living/dining room into the kitchen. UPVC double glazed door and window to the side. Radiator, useful cloaks/meter cupboard and under stairs cupboard.

Splendid Living/Dining Room 22' 5" x 11' 1" (6.83m x 3.38m) a delightful through room with distant fell views, UPVC double glazed bay window to the front and sliding patio doors to the rear garden. Down lights and two radiators.

Fitted Kitchen 11' 8" x 8' 9" (3.56m x 2.67m) with two UPVC double glazed windows to the side and part glazed door to the utility room. Fitted with an attractive range of wall, base and drawer units with open shelving including a wine rack. Complementary working surfaces with inset bowl and half and sink, co-ordinating part tiled walls. Built-in double oven, four ring gas hob with cooker hood and extractor over, integrated fridge and dishwasher. Radiator and down lights.



Living Dining Room



Dining area



Dining Area



Living area



Bedroom 1

Large Utility Room 13' 5" x 9' 8" (4.09m x 2.95m) excellent range of full height fitted cupboards, plumbing for washing machine and plenty of space for tumble dryer, fridge and freezers. Radiator, UPVC double glazed window and two doors, one into the car port and to the rear garden.

Cloakroom - vanity unit with wash hand basin, WC and part panelled wall.

First Floor

Landing light and airy with UPVC double glazed window. Access to loft space via retractable ladder. Shelved linen cupboard.

Bedroom 1 (front) 11' 6" x 10' 1" (3.51m x 3.07m) enjoying distant fell views, down lights and radiator.

Bedroom 2 (rear) 11' 6" x 10' 1" (3.51m x 3.07m) again with pleasant aspect across open fields and distant fells. Radiator and down lights.

Bedroom 3 (rear) 8' 6" x 8' 1" (2.59m x 2.46m) a good third bedroom with open aspect, radiator and down lights.

Bathroom a three-piece suite comprises; panel bath with Bristan shower over, pedestal wash hand basin and WC. Complementary part tiled walls, vertical towel radiator and down lights. UPVC double glazed window.

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Living Area

Outside:

Detached Garage 18' 4" x 9' 6" (5.59m x 2.9m)

with up and over door, side door, power and light.

Carport - 20' 3" x 7' 4" (6.17m x 2.24m) with hot and cold-water taps.

The property stands on a large plot with ample off-road parking on the tarmac drive to the front and the carport. The gardens are well tended, the front with lawn and planted border. To the rear is a private enclosed south facing garden with large paved patio with outside lighting and water tap. Steps lead up to a raised lawn area with planted rockery and mature hedge and fence screen. The garage to the rear is accessed by a private lane to the rear which adjoins allotment gardens.



Bedroom 3



Utility/Porch



Private enclosed garden



Large paved patio



Detached Garage

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

Tenure: Freehold

Council Tax: South Lakeland District Council - Band C

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.

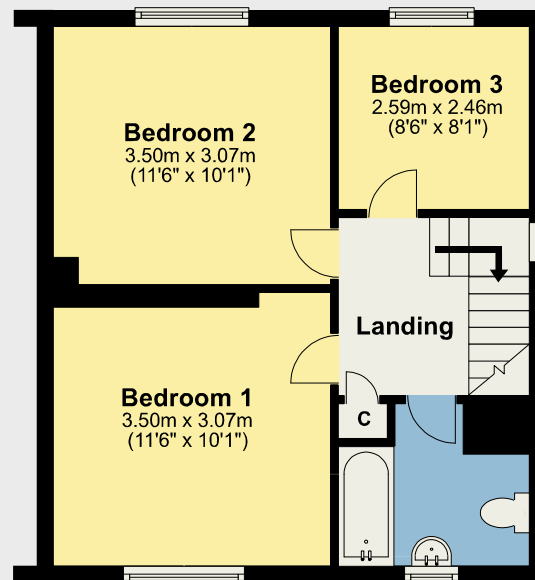
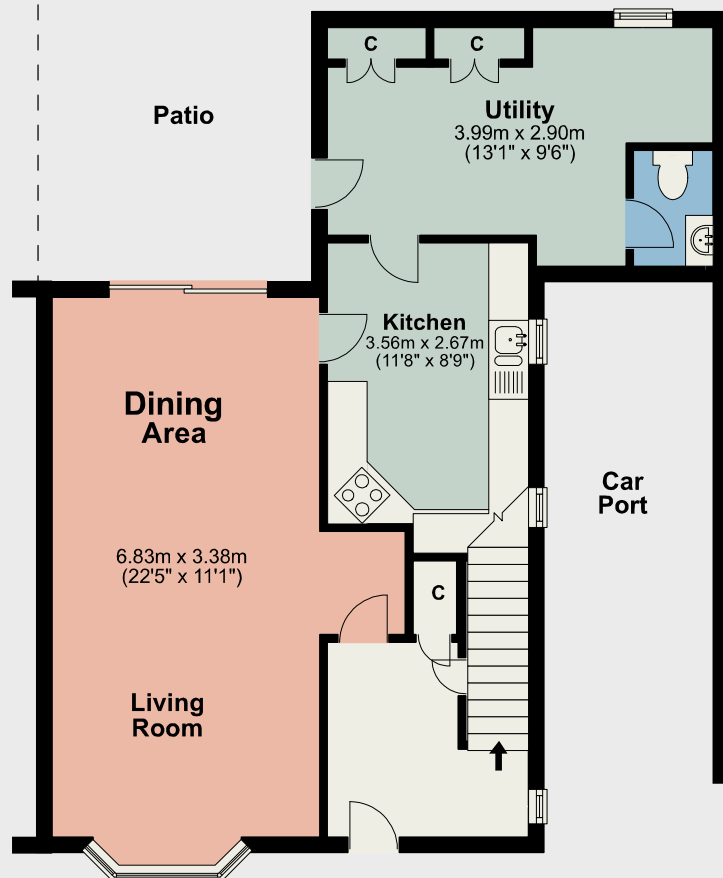
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Bedroom 2



Landing



Total area: approx. 96.1 sq. metres (1034.3 sq. feet)

For illustrative purposes only. Not to scale. REF: K6318

A thought from the owners... A loved and warm family home inside and out

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