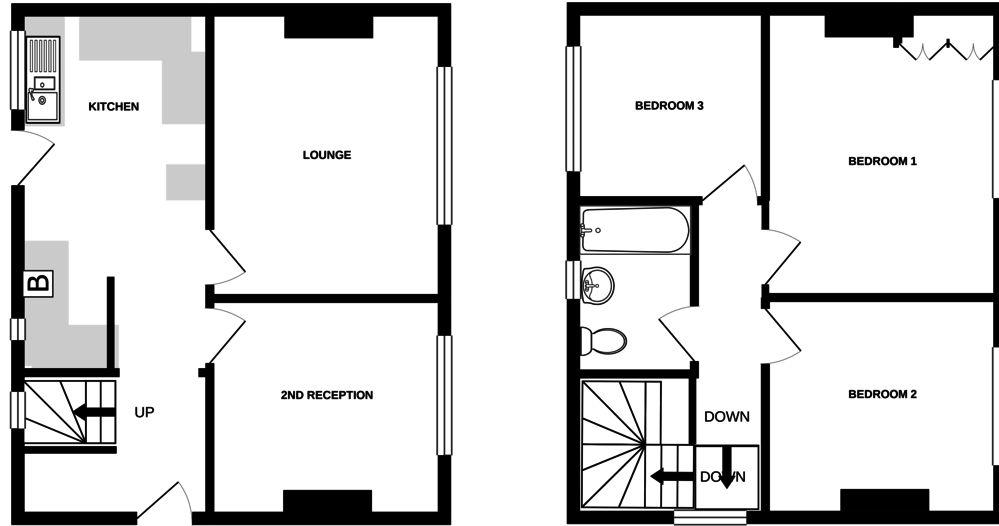


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS:

Travel along Kirkland heading into Kendal, turn left up Gillinggate then first left into Anchorite Fields continue along and at the second roundabout turn right into Anchorite Road and left onto Vicars Fields, the property is located on the right-hand side identified by our "For Sale" board.

COUNCIL TAX BAND: B

EPC: CURRENT 66 POTENTIAL 80

TENURE: Freehold

£190,000
23 VICARS FIELDS, KENDAL



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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£190,000 23 VICARS FIELDS, KENDAL, LA9 5NB

23 Vicars Fields offers a fantastic opportunity to purchase a three-bedroom semi-detached property with off road parking. Requiring some updating, this family home is located within a popular residential area to the southern suburbs of Kendal town centre and perfect for the right buyer to put their stamp on it. The property has two reception rooms, three bedrooms, kitchen and family bathroom. To the rear is a tiered patio garden with planting and to the front is a driveway and generous patio area. Convenient for all local amenities, early viewing is recommended. NO CHAIN.



ENTRANCE From the side of the property the entrance door leads into the entrance hall.

ENTRANCE HALL With an under stairs storage area and coat hook rack, doors to the two reception rooms, open to the kitchen and stairs to the first floor with window to the rear aspect.

KITCHEN 16' 5" max x 7' 3" max (5m max x 2.21m max) A range of fitted units with timber doors and complementary work top over, 11/2 bowl stainless steel sink unit, space for cooker with extractor fan over, space for fridge, further area of worktop with space and plumbing for washing machine under and Vaillant boiler, two windows and external door to the rear aspect.

LOUNGE 13' 2" x 12' 2" (4.01m x 3.71m) Feature gas fire set on stone hearth and surround, built in cupboard housing the electric consumer unit, window to the front aspect.

SECOND RECEPTION ROOM 12' 1" x 9' 2" max (3.68m x 2.79m max) With wall mounted gas fire, window to the front aspect.

FIRST FLOOR LANDING With door to the three bedrooms and bathroom, access via ladder to the insulated loft space, window to the side aspect.

BEDROOM ONE 13' 2" max x 10' 11" (4.01m max x 3.33m) Alcove with built in shelving, built in wardrobes and window to the front aspect.

BEDROOM TWO 9' 2" max x 11' 9" (2.79m max x 3.58m) Window to the front aspect.

BEDROOM THREE 8' 8" x 8' 8" (2.64m x 2.64m) Window to the rear aspect.

BATHROOM 7' 8" x 5' 5" (2.34m x 1.65m) The white suite comprises bath with Creda shower over, pedestal wash hand basin and w.c., window with obscure glazing to the rear aspect.

EXTERNALLY To the front is off road parking and paved patio garden, steps lead to the side of the property and entrance and onto the rear garden.

To the rear are steps to the raised patio areas, timber garden shed, garden arch with planted beds, further garden storage shed and greenhouse.

