



1 GLEBE ROAD, KENDAL  
£230,000



ARNOLDGREENWOOD.CO.UK/PROPERTY 01539 733383



# 1 GLEBE ROAD, KENDAL, LA9 5BY



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## £230,000

Three-Bedroom Semi-Detached House in the charming town of Kendal, situated on the cusp of the Lake District. This property, available without any onward chain, presents an excellent opportunity for a family home.

Nestled in the desirable town of Kendal, this house enjoys proximity to the stunning Lake District. The property features three well-proportioned bedrooms, a family bathroom, a comfortable living room, and a spacious kitchen/diner. Outside, you'll find an enclosed garden adorned with mature shrubs and a delightful patio area. The house is conveniently situated near local amenities, bus routes, schools, and parks. A short drive connects you to the picturesque Windermere and major motorway networks. Ideal Family Home: While the property currently awaits some upgrading, it holds immense potential. An early viewing is highly recommended to explore the possibilities of making this your dream family abode!

### ENTRANCE

From the front of the property, the uPVC front door with double glazed panels opens to the hall.

### HALL

The hall has a door to the living room, stairs rising to the first-floor landing.

### LIVING ROOM

The living room has a gas fire sitting in a stone brick fireplace with a timber mantle and a back boiler behind the fire, which provides heating and hot water. There is a high-level built-in cupboard housing the electricity meter and a uPVC double-glazed bay window to the front aspect. There is a door to the under stairs store and a door to the kitchen/dining room.

### UNDER STAIRS STORE

This useful storage space houses the gas meter and has a uPVC double-glazed window to the side.

### KITCHEN/DINING ROOM

The kitchen has a range of fitted storage units with a complementary worktop, a double bowl sink, space for a cooker, space for an undercounter fridge, and space with plumbing for a washing machine. With room for a dining table and chairs, there are two uPVC double-glazed windows to the rear and a uPVC door with double-glazed panels.

### FIRST FLOOR LANDING

With a uPVC double-glazed window to the side aspect, the landing has doors to the bedrooms and bathroom and a built-in shelved cupboard housing the hot water tank. There is also an access hatch to the loft space.

### BEDROOM ONE

This double room has a uPVC double-glazed window to the rear.

### BEDROOM TWO

This second double room has a uPVC double-glazed window to the front.

### BEDROOM THREE

This single room has a uPVC double-glazed window to the rear.

### BATHROOM

The coloured suite comprises a panel bath with a shower over, a wall-mounted wash hand basin, and a C. There is also a wall-mounted cabinet with sliding mirrored doors and a uPVC double-glazed window with privacy glazing to the front.

### EXTERNALLY

To the front of the property is gated access from Glebe Road. Steps lead up to the paved front patio with established planting and the front door.

To the side is a decorative slated area with established planting and a paved path along the side to a gate opening to the rear garden.

The rear has a paved patio and steps to a lawn with a paved path to a rockery with established planting.

### PARKING

There is no dedicated parking at this property.

### SERVICES

Services; electricity, mains water, mains drainage, back boiler providing hot water and central heating.

### ADDITIONAL INFORMATION

Useful local links - Local authority - <https://www.westmorlandandfurness.gov.uk/>

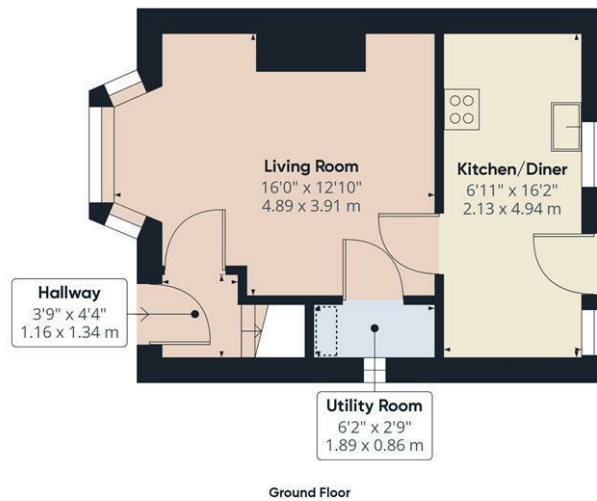
Broadband and mobile checker - <https://checker.ofcom.org.uk/>

Map of Kendal conservation area - <https://www.southlakeland.gov.uk/media/1666/kendal-ca.pdf>

Flood risk - <https://flood-map-for-planning.service.gov.uk/>

Planning register - <https://planningregister.westmorlandandfurness.gov.uk>





## DIRECTIONS

Travel out of town on the A6 Milnthorpe road, and turn right in to Glebe Road where the property is located on the right hand side.

Council Tax Band - B Westmorland & Furness Council  
 EPC - Current 48 Potential 84  
 Tenure - Freehold

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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