

53 SHAP ROAD, KENDAL  
£320,000



# 53 SHAP ROAD, KENDAL, LA9 6DL



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This traditional semi-detached property is conveniently located within easy access to schools and shops. The original layout has been extended to provide a spacious family home with well-proportioned accommodations throughout. Laid out over three floors, with a lounge, a dining room, and a modern fitted kitchen on the ground floor, there are three good-sized bedrooms and a bathroom on the first floor, as well as a fabulous second-floor occasional bedroom, playroom, or study/hobby area. The property benefits from gas-fired central heating, a wood-burning stove, and double glazing. There is a large, detached garage, plenty of off-road parking, and low-maintenance gardens. Viewing is highly recommended.

## ENTRANCE

At the front of the property, there is an open porch and a timber entrance door with a window adjacent, both with decorative stained glass panels, which opens into the hall.

## HALL

11'3 x 3'9 (3.43m x 1.14m)

Doors open to the two reception rooms and the kitchen. There is access to the understairs cupboard housing a Worcester combi boiler, a radiator and the stairs rise to the first-floor landing.

## LOUNGE

13'11 x 11'5 (4.24m x 3.48m)

The lounge has a feature fireplace housing a living-flame gas fire with a decorative surround and polished stone hearth. There is a radiator, a uPVC bay window on the front aspect, and this room is open to the dining room.

## DINING ROOM

11'10 x 11'5 (3.61m x 3.48m)

This cosy room has a recessed fireplace housing a multi-fuel stove with a stone hearth. Double timber doors with glazed panels open through to the kitchen.

## KITCHEN

16'6 x 9'1 and (5.03m x 2.77m and )

The kitchen has a good range of modern-fitted storage units, including a complementary butcher block worktop that extends to a breakfast bar. There is a 11/2-bowl composite sink, a Flavel Range Cooker with extractor hood, and an integrated dishwasher. There is a radiator, a space with plumbing for a washing machine and space for a large upright American-style fridge. French doors open to the rear garden, and there are two Velux windows and dual-aspect uPVC double-glazed windows to the rear and side.

## FIRST FLOOR LANDING

Doors open to three bedrooms and the bathroom; stairs rise to the second floor.

## BEDROOM ONE

11'11 x 11'5 (3.63m x 3.48m)

This double room is situated at the front of the property, with a radiator and a uPVC double-glazed window providing views towards Benson Knott.

## BEDROOM TWO

11'10 x 11'3 (3.61m x 3.43m)

This is a second double bedroom situated to the rear, with a radiator and the uPVC double-glazed window looks over the garden.

## BEDROOM THREE

7'11 x 6'11 (2.41m x 2.11m)

This single room has a radiator and a uPVC window on the front aspect.

## BATHROOM

7'9 x 6'11 (2.36m x 2.11m)

The suite comprises a bath with a shower tap and screen, a W.C., and a pedestal wash hand basin. There is a built-in storage cupboard with shelving, a ladder radiator, and a UPVC double-glazed window to the rear with privacy glazing.

## SECOND FLOOR ATTIC ROOM

17'5 x 12'1 (5.31m x 3.68m)

A versatile space with an apex ceiling, a radiator, two Velux windows, and access to under-eaves storage areas.

## EXTERNALLY

To the front and along the side of the property is off-road parking for several vehicles and access to the garage.

To the rear is a paved patio area and artificial lawn.

## GARAGE

With an up-and-over door and an adjacent access door, power and light. Within the garage is a workshop area with a window to the side, also with power and light.

## SERVICES

Electric, gas, mains water and drainage

## ADDITIONAL INFORMATION

We are aware there is a planning application for change of use at 55 Shap Road, Kendal, LA9 6DL

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



Other useful local links -

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

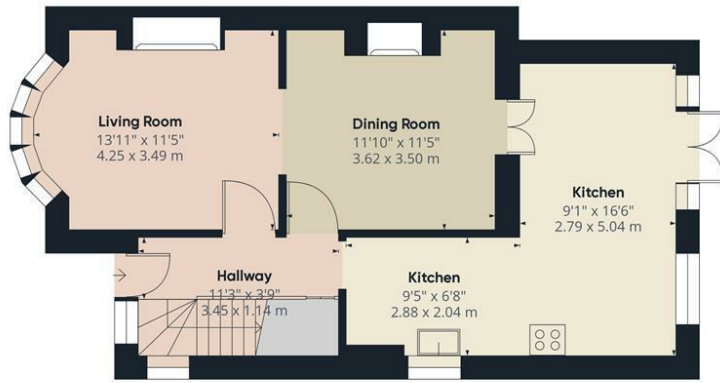
Broadband and mobile checker - <https://checker.ofcom.org.uk/>

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/>





Ground Floor



Floor 1



Floor 2

## DIRECTIONS

Take Shap Road out of Kendal; No. 53 is the second on the left after the garage, opposite Queen Katherine School playing fields.

Council Tax Band - C Westmorland & Furness Council  
 EPC - Current 58 Potential 78  
 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.

### ESTATE AGENTS

e estateagents@arnoldgreenwood.co.uk  
 t 01539 733383  
 w arnoldgreenwood.co.uk/property  
 a Exchange Chambers, 8 & 10 Highgate,  
 Kendal, Cumbria, LA9 4SX

### SOLICITORS

e info@arnoldgreenwood.co.uk  
 t 01539 720049  
 w arnoldgreenwood.co.uk/solicitors  
 a Exchange Chambers, 8& 10 Highgate,  
 Kendal, Cumbria, LA9 4SX