



16 Grasmere Crescent, Kendal  
£230,000







## 16 Grasmere Crescent

Kendal

A much-loved family home for many years, this three-bedroom semi-detached home is prime for updating throughout, presenting a super opportunity to make it your own. Sitting on a great plot, the large, mature, relatively private garden is an absolute joy. The accommodation flows nicely from the lounge into the open-plan dining room with patio doors and kitchen. Two double bedrooms, a single bedroom, and a family shower to the first floor. Presenting so much potential, we highly recommend an early viewing. Offered for sale with no chain.

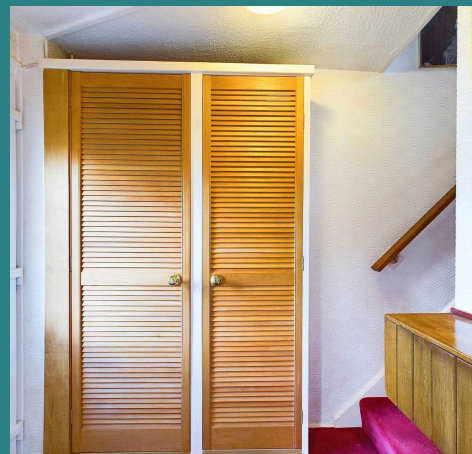
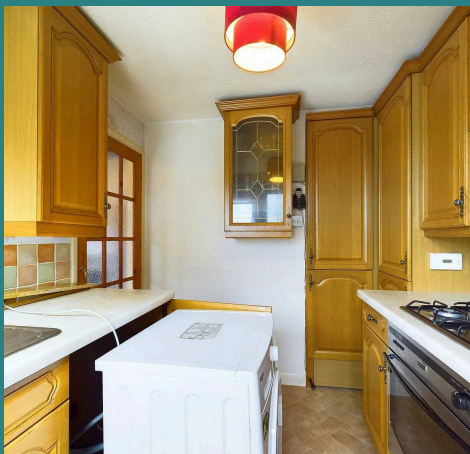
Leaving Kendal along Shap Road, take a right-hand turn into Appleby Road, followed by a right-hand turn into Sandylands Road. Follow the road along the speed bumps and take a left-hand turn after the playground into Peat Lane. Take the second right, turning into Grasmere Crescent, and the property is located on the right-hand side.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## ENTRANCE

To the front of the property, the uPVC entrance door with glazed panel opens to the hall.

## HALL

6' 3" x 3' 6" (1.91m x 1.07m)

Double louvre doors open to a cupboard with a coat hook rack and radiator; stairs lead up to the first floor landing; and a timber door with glazed panels opens to the living room.

## LIVING ROOM

14' 9" x 12' 4" (4.50m x 3.76m)

A gas fire sits in a stone fireplace with display shelves and alcoves on either side. There is a radiator and a uPVC double-glazed window on the front aspect. There is an access hatch to an understairs storage space and a timber room divider with glass shelves and panels to the dining room.

## DINING ROOM

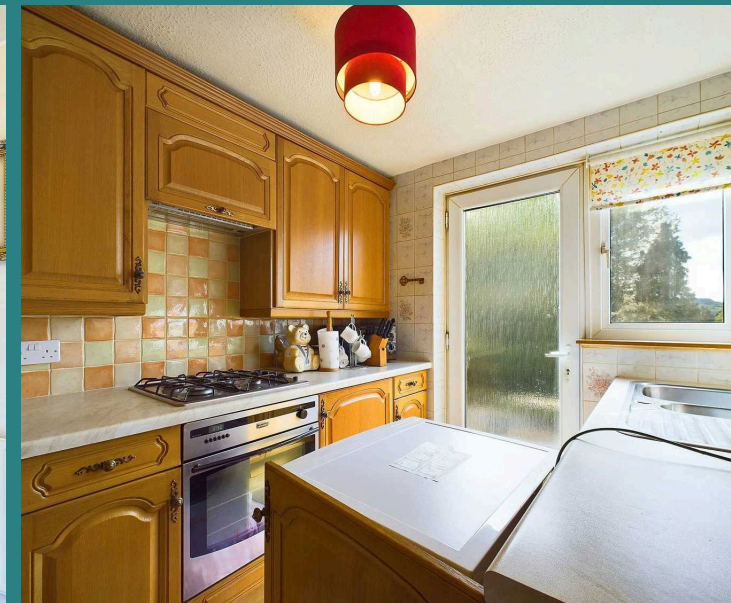
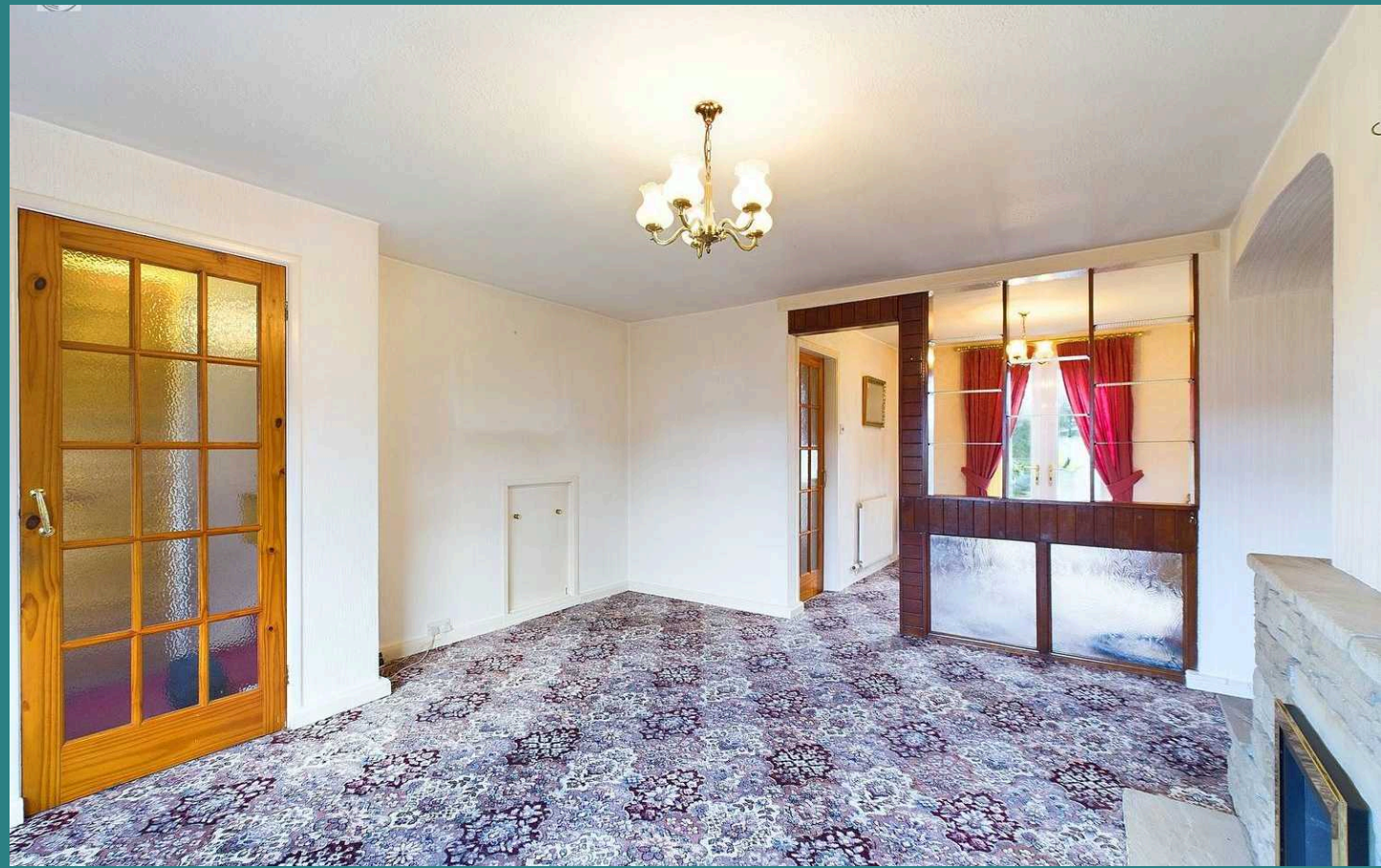
8' 9" x 8' 5" (2.67m x 2.57m)

The dining room has a radiator and a wall-mounted gas heater; uPVC double-glazed patio doors open to the rear garden; and a glazed timber door opens to the kitchen.

## KITCHEN

8' 5" x 7' 7" (2.57m x 2.31m)

There is a range of fitted storage units (one housing a Vaillant boiler) with a complementary worktop, a 1 1/2-bowl stainless steel sink, space with plumbing for a washing machine, an integrated oven, hob, extractor fan, and an integrated fridge. There is a uPVC double-glazed window and door opening to the rear garden.







### FIRST FLOOR LANDING

8' 0" x 6' 2" (2.44m x 1.88m)

The landing has doors opening to the three bedrooms and shower room, and an access hatch to the loft space.

### BEDROOM ONE

12' 6" x 9' 9" (3.81m x 2.97m)

This double room has built-in wardrobes and an airing cupboard housing the hot water cylinder, a radiator, and a uPVC double-glazed window to the front.

### BEDROOM TWO

10' 10" x 9' 2" (3.30m x 2.79m)

This second double room has a radiator and a UPVC double-glazed window to the rear.

### BEDROOM THREE

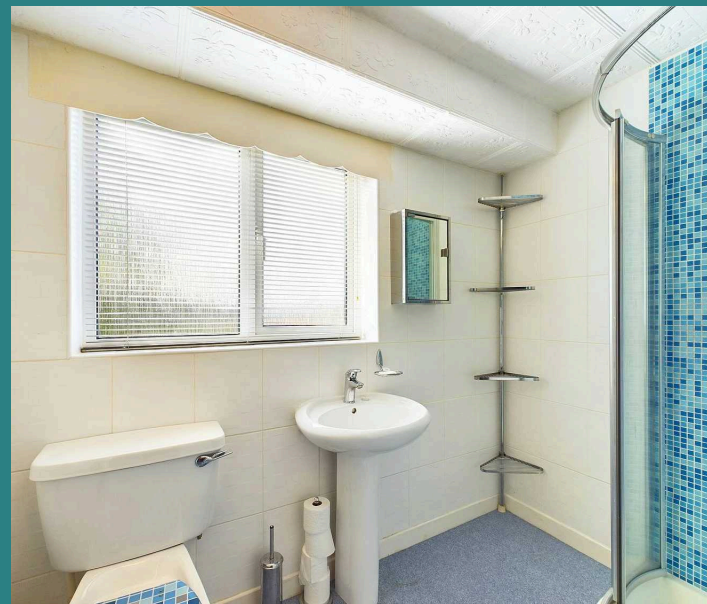
9' 7" x 6' 4" (2.92m x 1.93m)

This single room has a radiator and built-in wardrobe over the bulkhead. There is a uPVC double-glazed window to the front.

### SHOWER ROOM

7' 5" x 5' 3" (2.26m x 1.60m)

The suite comprises a corner shower cubicle, a pedestal wash hand basin, and a WC; there is a radiator with mirrored tiles above, a wall-mounted mirrored cabinet, and a uPVC double-glazed window to the rear.





## GARDEN

Double gates open to hardstanding or off-road parking with decorative pebbled areas and a planted flower bed. To the side, a paved path leads to the rear garden, which has a planted border. To the rear is a paved patio with a gravel bed to the side; steps lead down to a garden shed/workshop and a grassed area; a path leads through the garden to a further grassed area with mature planting. At the far end of the garden is a second storage shed and greenhouse.

## PARKING

Off road parking hardstanding although this has not been used in recent years.

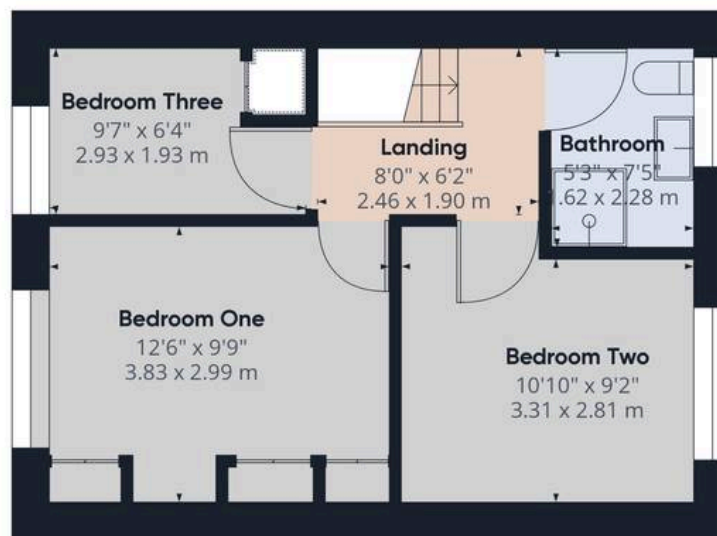
SERVICES: gas, electric, mains water and drainage, gas central heating.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

749.41 ft<sup>2</sup>

69.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





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