



ARNOLD
GREENWOOD

9 Whinfell Drive, Kendal – LA9 6JT

Kendal

Offers in Region of £200,000

9 Whinfell Drive

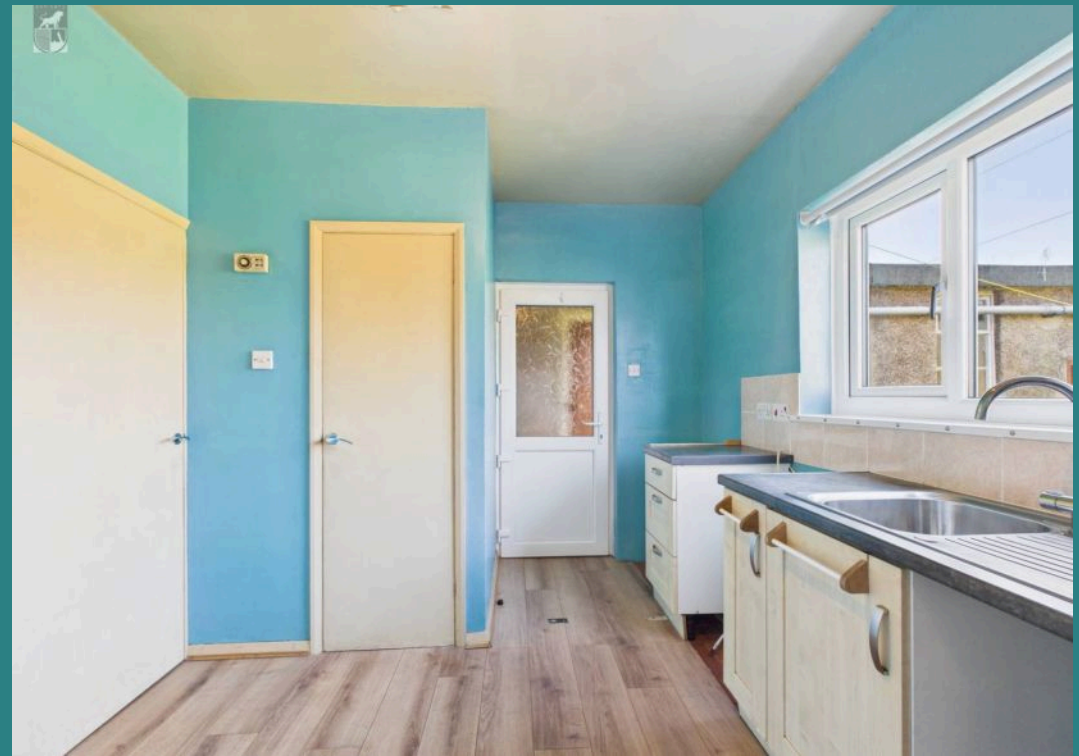
Kendal, Cumbria

This 3-bedroom semi-detached house is situated in a popular residential area. The property offers a unique opportunity for a purchaser to put their own stamp on the home, with potential for modernisation and upgrading. Backing onto open green space, the property features a generously-sized garden, perfect for outdoor entertaining and has the added bonus of outbuildings providing added storage or workshop space. Offered for sale with NO CHAIN involved, this property presents a rare chance to secure a home in with great potential.

Council Tax band: B

Tenure: Freehold





Entrance

Entrance via the front door into the hallway, stairs lead to the first floor, there is a window to the side aspect, a door to the kitchen and a door to the lounge. Under the stairs is where you will find the consumer units.

Lounge

The lounge has a gas fire and bay window with far reaching views, there is a door leading through to the dining area.

Dining room

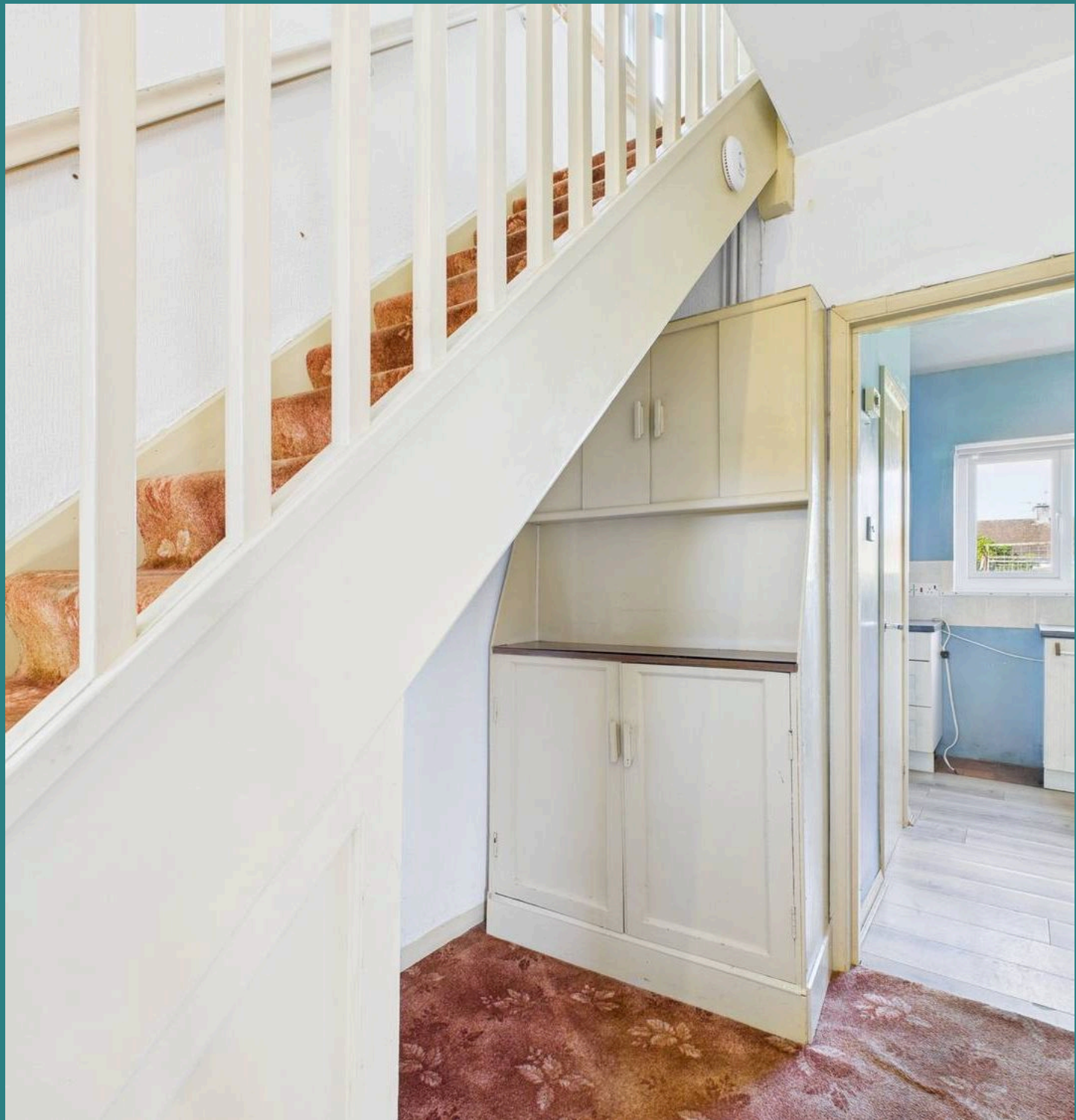
The dining area opens into the kitchen and has a window to the rear aspect overlooking green space.

Kitchen

The kitchen has a stainless steel sink and window to the rear overlooking the garden and green space. It has space and plumbing for a washing machine, a range of units, space for an upright fridge freezer and freestanding cooker, a cupboard with shelving, a door that leads back into the hallway and a door to the covered side passageway.

Covered side passageway

The side passage is covered, there is a door out to the front along with doors to an outside WC and an outside store room.



Landing

The landing has doors to three bedrooms, bathroom room, separate WC and loft access.

Bedroom one

This double room has a window looking out over the front with far reaching views.

Bedroom two

This room has a window to the rear aspect looking over green space and far reaching views. It also has a cupboard which houses the Wiseman boiler.

Bedroom three

This single room is looking out to the front aspect and also has far reaching views along with a cupboard that sits over the stairs.

Bathroom

The bathroom has a vanity wash hand basin, a bath with a electric Myra sport shower and a cupboard which houses the hot water cylinder.

WC

The WC is separate to the bathroom.



REAR GARDEN

The rear garden has a seating area and lawn looking out onto green space. There is a side passage that is covered, a door leads out to the front, there is an outside WC and store room.

FRONT GARDEN

The front garden has a lawn and established plants.

ON STREET



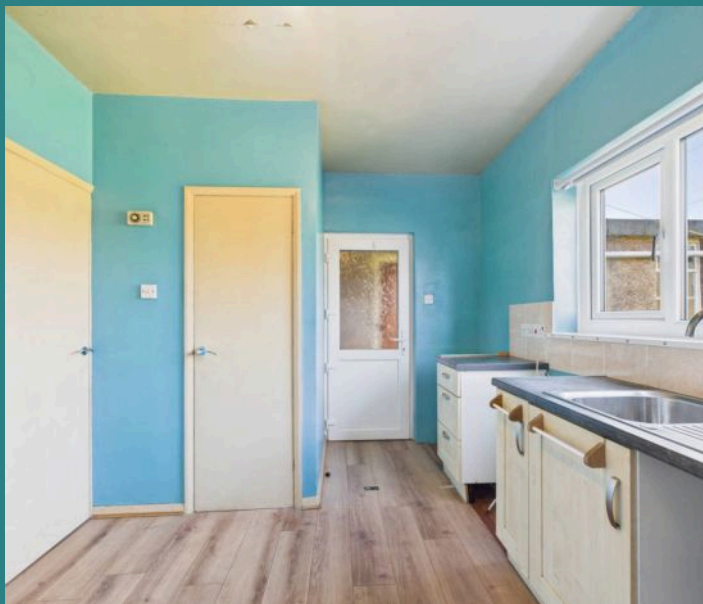
REAR GARDEN

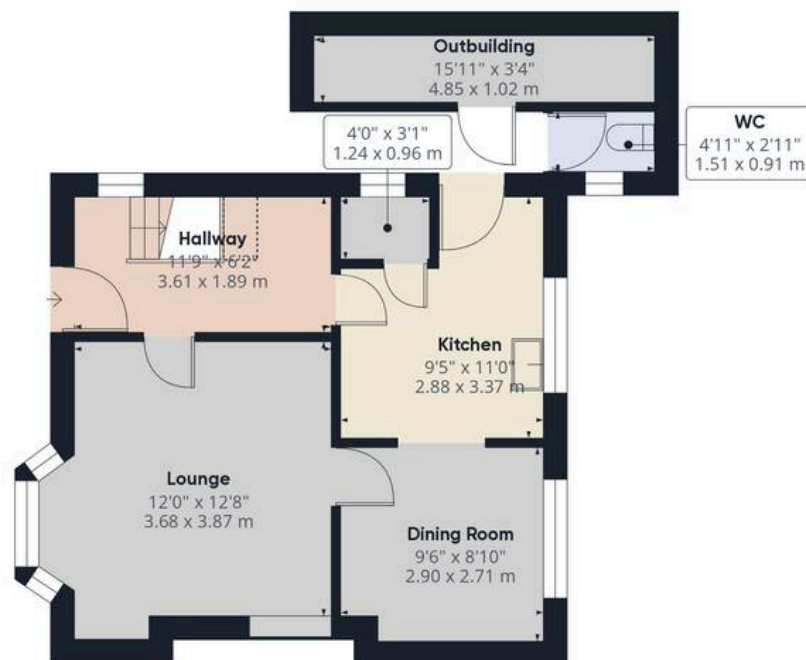
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FRONT GARDEN

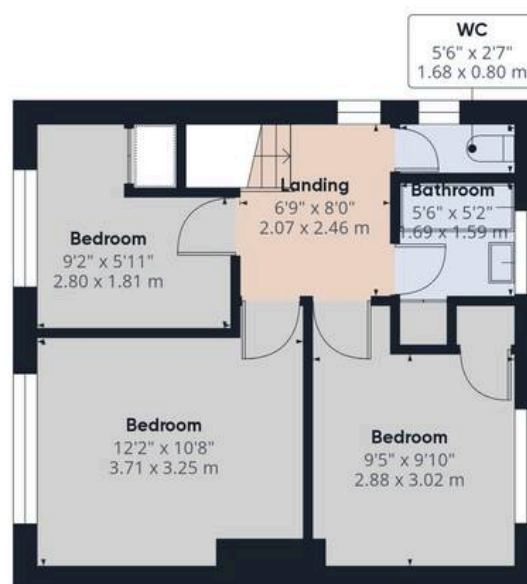
The front garden has a lawn and established plants.

On street Parking





Ground Floor



Floor 1

Approximate total area⁽¹⁾

905.57 ft²

84.13 m²

Reduced headroom

4.02 ft²

0.37 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C



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