



ARNOLD
GREENWOOD

6 Westgate, Kendal – LA9 6HX

Kendal

£260,000

6 Westgate

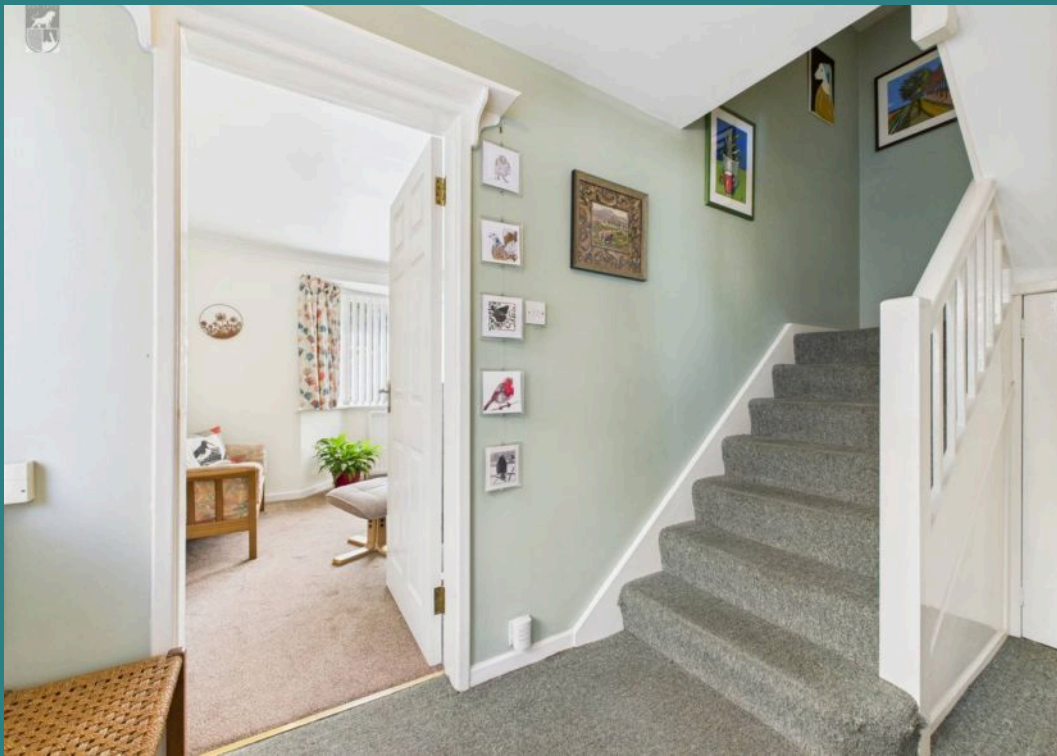
Kendal, Cumbria

Situated in a popular residential Cul-De-Sac location, within a pleasant 15-minute walk of Kendal town's facilities, this charming property offers a versatile living space ideal for a growing family or those seeking additional room for hobbies or guests.

The two ground floor reception rooms provide ample space for entertaining, with the main living room boasting front-facing bay windows that flood the room with natural light, complemented by a focal fireplace creating a cosy ambience, the versatile first and second floors, locate two bedrooms plus an attic room which can serve as a multi-functional room or additional living/bedroom space to suit the needs of the occupants.

The fitted kitchen, pantry store, and open access into the dining room flow seamlessly, offering convenience for every-day living. Access to the sunroom from the dining room provides a tranquil space with pleasant views across the south Lakeland fells, ideal for relaxation or enjoying a morning coffee. The modern first-floor shower room caters to the needs of the household, offering comfort and convenience.





Overall, this property presents a unique opportunity to own a well-maintained home in a sought-after location, with easy access to local amenities and stunning views of the surrounding countryside. Whether you're looking for a family home with room to grow or a peaceful retreat within reach of town conveniences, this property has much to offer for discerning buyers seeking a blend of comfort and practicality. Schedule a viewing today to experience the charm and potential of this delightful residence first hand.

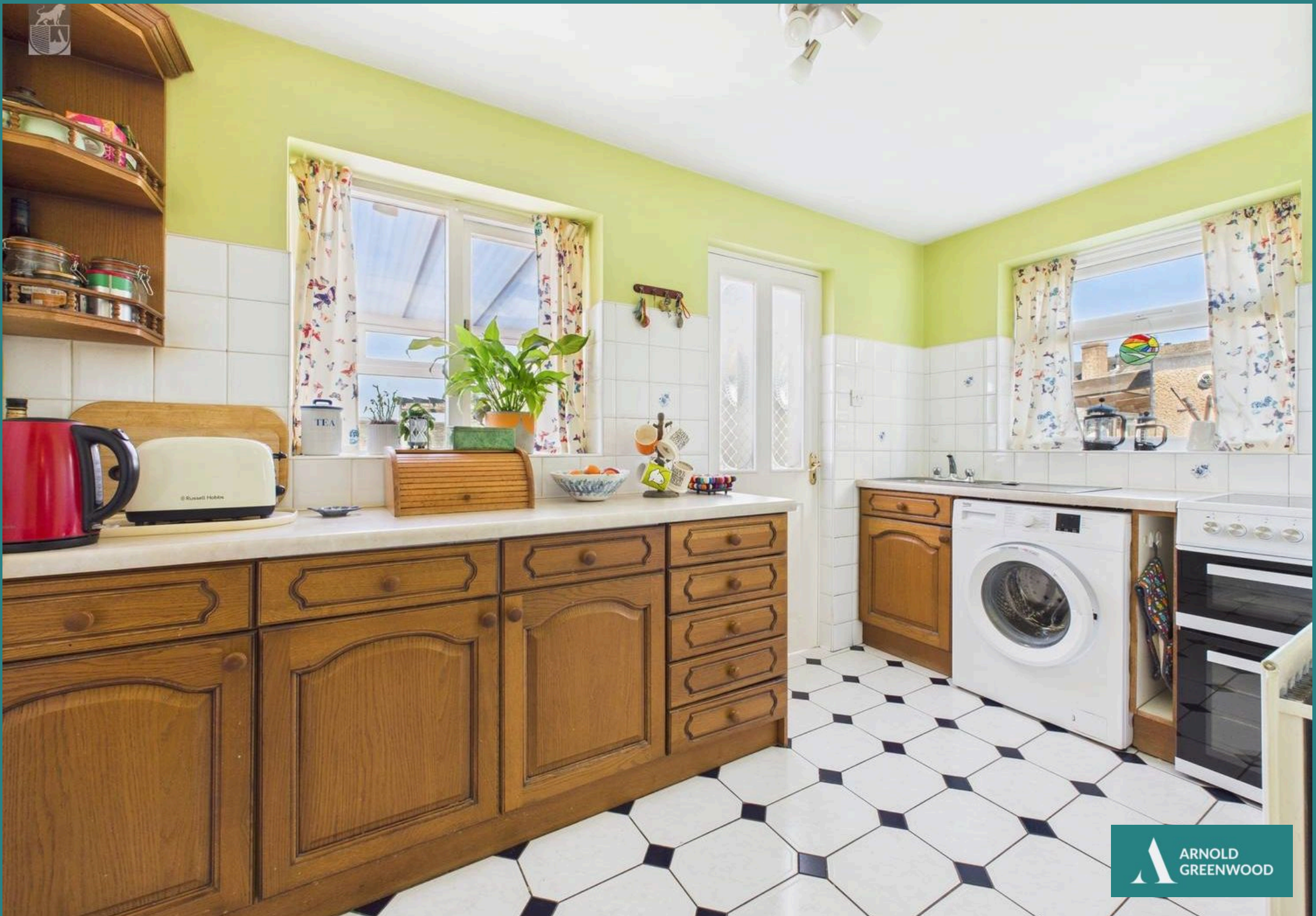
Council Tax band: C

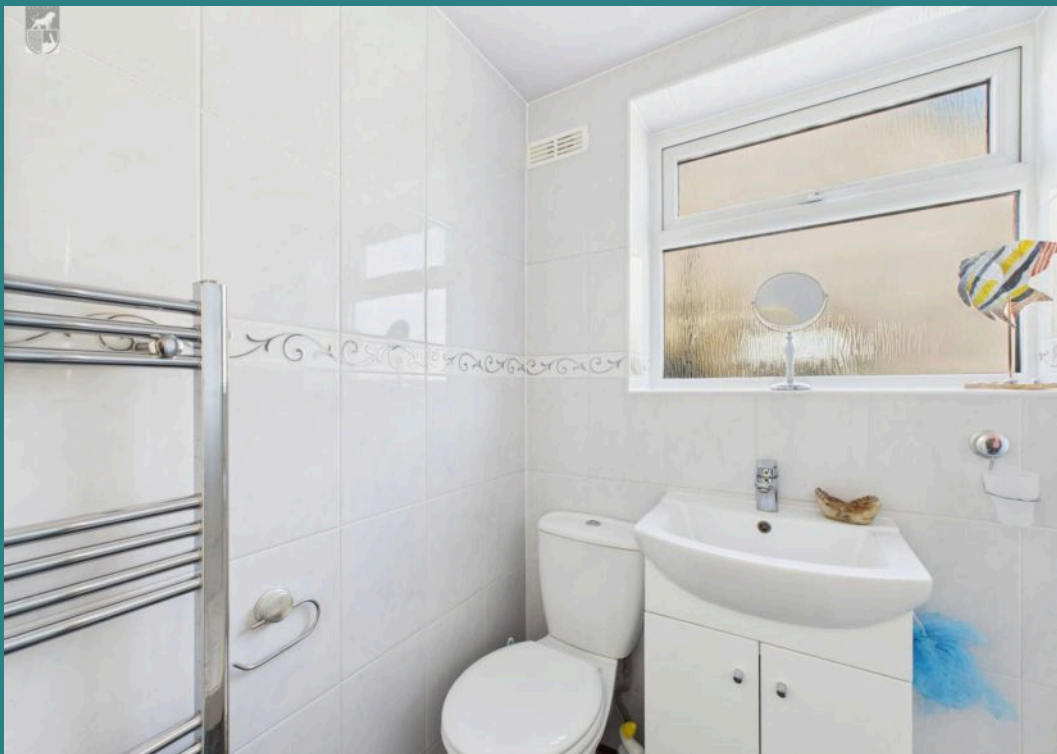
Tenure: Freehold

EPC to follow









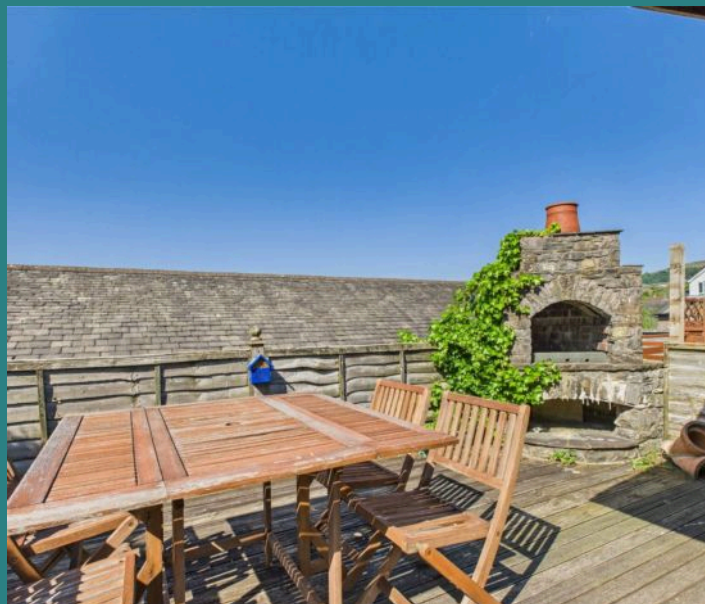
GARDEN

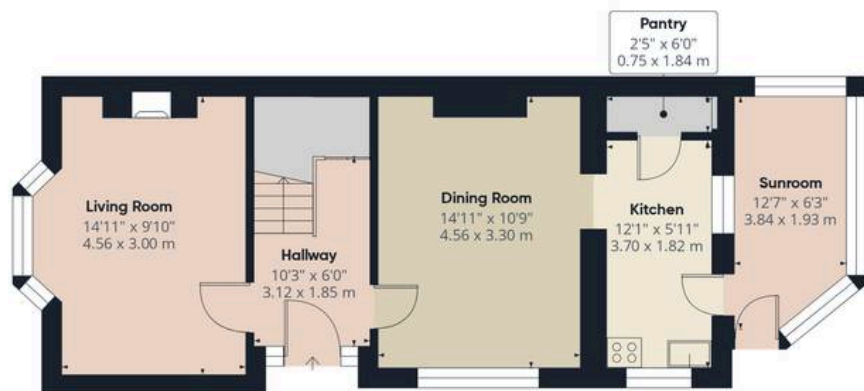
The low-maintenance rear garden features a range of a paved patio and a decked terrace with a stone built barbecue, perfect for al fresco dining and entertaining, while a large summer house with power offers versatility for use as a home office, gym, or relaxation space.

OFF STREET

2 Parking Spaces

Outside, the property boasts ample parking with a driveway accommodating up to three cars, along with a garage for additional storage.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1308 ft²
121.7 m²

Reduced headroom

65 ft²
6.1 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C standard.



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



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