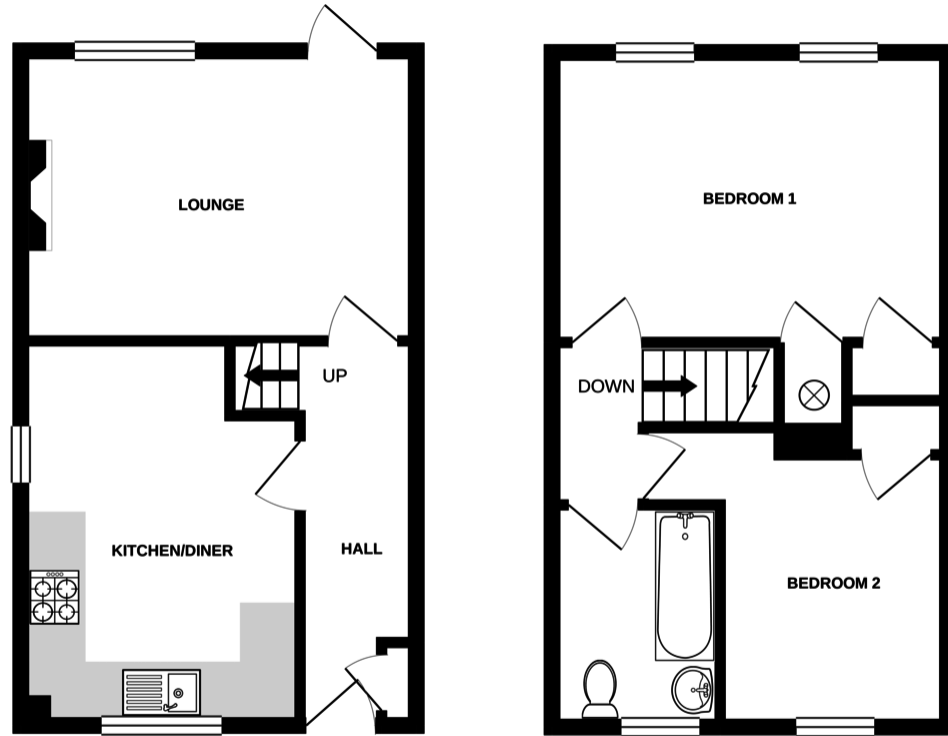


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroxx 0/2020

DIRECTIONS:

Take Milnthorpe Road out of Kendal, pass Kendal College on the right and go through the traffic lights. Take the second right into Collin Road, bear left and road becomes Collinfield and take the second right into Chambers Close, keep right and the property is located on the right hand side identified by our "For Sale" board.

COUNCIL TAX BAND: B

EPC: CURRENT 60 POTENTIAL 84

TENURE: Freehold

Please note the vendor is a member of staff.

£180,000
8 CHAMBERS CLOSE, KENDAL



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
dx 63400 Kendal
t 01539 720049
w arnoldgreenwood.co.uk/solicitors
a Exchange Chambers, 8 & 10 Highgate,
Kendal, Cumbria, LA9 4SX

ARNOLDGREENWOOD.CO.UK/PROPERTY
01539 733383



ENTRANCE From the front of the property steps lead to the front door with canopy over and through to the entrance hall.

ENTRANCE HALL 13' 8" x 4' 2" (4.17m x 1.27m) Door to a built in cupboard with hanging rail and shelf, coat hook rack, doors to the kitchen/diner and lounge and stairs to the first floor.

KITCHEN/DINER 13' 8" max x 9' 8" (4.17m max x 2.95m) A range of fitted units with complementary work top, sink unit, built in Bosch oven, Becko hob with extractor fan over, space and plumbing for washing machine, space for upright fridge/freezer, room for dining table and chairs, gas fired water and warm air heater to vents in each room, dual aspect windows.

LOUNGE 14' 3" x 10' 5" (4.34m x 3.18m) Feature gas fire (currently disconnected) sat on marble effect hearth and timber surround, window to the rear aspect and uPVC patio door to the rear garden.

FIRST FLOOR LANDING 5' 10" x 2' 8" (1.78m x 0.81m) Doors to the bedrooms and bathroom.

BEDROOM ONE 14' 3" x 10' 5" (4.34m x 3.18m) Built in wardrobe with hanging rail and shelving, built in airing cupboard with hot water cylinder, two windows to the rear aspect.

BEDROOM TWO 9' 0" x 8' 1" (2.74m x 2.46m) Built in wardrobe with hanging rail and shelving, access to the insulated loft space, window to the front aspect.

BATHROOM 7' 5" x 5' 10" (2.26m x 1.78m) The suite comprises bath with Mira shower over, pedestal wash hand basin and w.c., window with obscure glazing to the front aspect.

EXTERNALLY To the front is a slate chipping pathway to the entrance door, lawn bordered by established shrubs, tree and plants.

To the rear is a decorative slate chippings path with stepping stones, lawn and flower beds, gated access to the footpath.

GARAGE

With up and over door and parking space outside.



£180,000 8 CHAMBERS CLOSE, KENDAL, LA9 5JE

A delightful and well-presented two-bedroom end terraced property that is situated within a peaceful cul-de-sac location. Tucked away, this private accommodation is laid out over two floors and has a dining kitchen, lounge with patio door that leads into the enclosed rear garden, two bedrooms and a family bathroom. Outside is the added bonus of a single garage plus parking space. Chambers Close is a popular location with excellent bus links to the town centre, the A590 is close by providing access to the M6 motorway. This lovely home will appeal to a wide range of people and would make an ideal purchase for first time buyers, couples or buy-to-let investors.

