

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



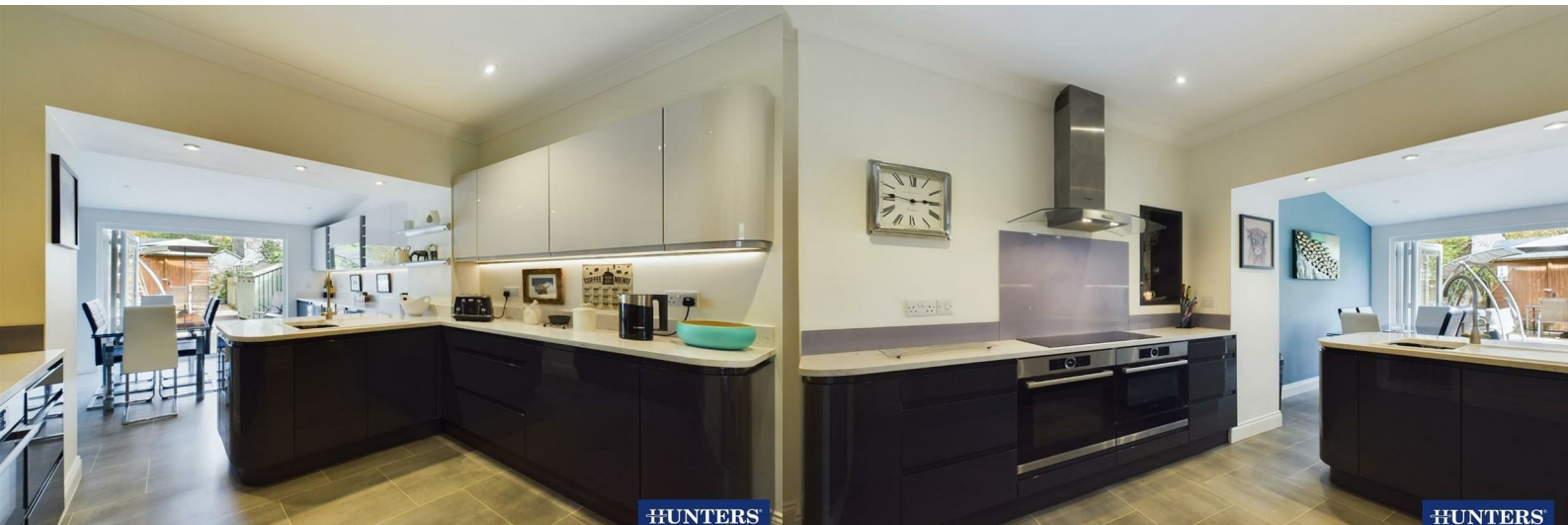
## Gandy Street

Kendal, LA9 7AE

Offers Over £270,000



Council Tax:



HUNTERS

HUNTERS



# 3 Gandy Street

Kendal, LA9 7AE

Offers Over £270,000



## Entrance Hall

Access to 3 Gandy Street is via a shared ally between No.1 and No.3. The front door leads into the entrance hall and provides access to the kitchen, the living room and to the stairs leading to the first floor.

## Living room

13'7" x 12'3" (4.14m" x 3.73m")

The central features of this room are the stone fireplace housing a gas fire and the bay front window looking to the front elevation.

## Kitchen / diner

21'6" x 11' 8" (6.55m" x 3.35m 2.44m')

A stunning room with an extensive range of high gloss units at base and wall level and a luxurious white Silestone work top over. Integral appliances include a fridge, freezer, dishwasher, double ovens and microwave, an induction hob with an extractor fan over, and there is plumbing, venting and space for concealing a washing machine and a tumble dryer. The Karndean floor has underfloor heating and other features include a peninsular unit, a feature radiator and bi-fold doors leading to the private rear yard. The extension houses the dining area with ample space for multi person dining making this a brilliant entertaining space.

## FIRST FLOOR

The first floor landing provides access to three bedrooms and the family bathroom on the first floor level.

## Bedroom One

11' x 8' (3.35m x 2.44m)

Double room with views to the front elevation

## Bedroom Two

10'1" x 8'9" (3.07m" x 2.67m")

With views out to the front elevation.

## Bedroom Three

9'4" x 5'11" (2.84m" x 1.80m")

Suitable as a single bedroom, a nursery room or maybe as a home office with nice views out to the rear elevation.

## Family bathroom

6'6" x 5'1" (1.98m" x 1.55m")

Fitted with a three-piece suite comprising of vanity sink unit, low level WC, and bath with shower screen and electric shower over. The elevations are tiled and there is a window to the rear elevation.

## SECOND FLOOR

The second floor landing is accessed via a fixed staircase and leads to the bedroom and to the eves area, useful for storage and housing the gas fired boiler.

## Bedroom Four

9'8" x 9'2" (2.95m" x 2.79m")

A double room with large picture windows to the rear elevation and nice views above the roof tops and trees.

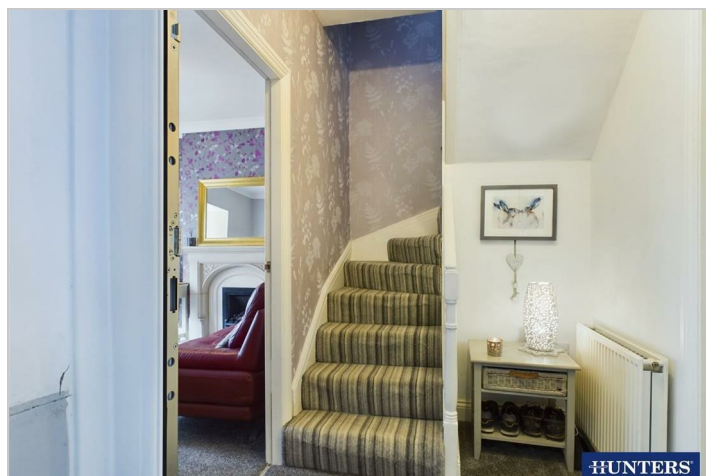
## Outside

The is a forecourt to the front street where the parking is on road with up to two resident permits. To the rear is a private yard area with decking areas, a garden shed, and plenty of space to sit and socialise between the outside and in via the bi-fold doors to the kitchen. There is a shared ally between no.1 and no.3 with a door to the front protecting the access

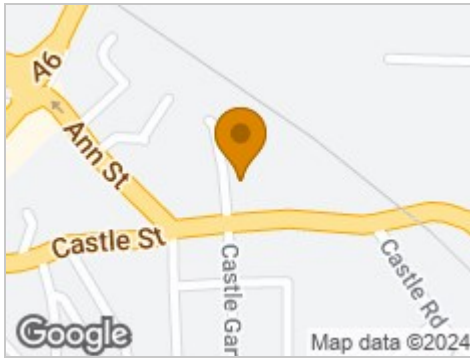
from the elements and creating added privacy and security.

**Please Note**

This area of Kendal did flood in the storms in 2015 and precautionary flood defences have been fitted including a flood front door.



## Road Map



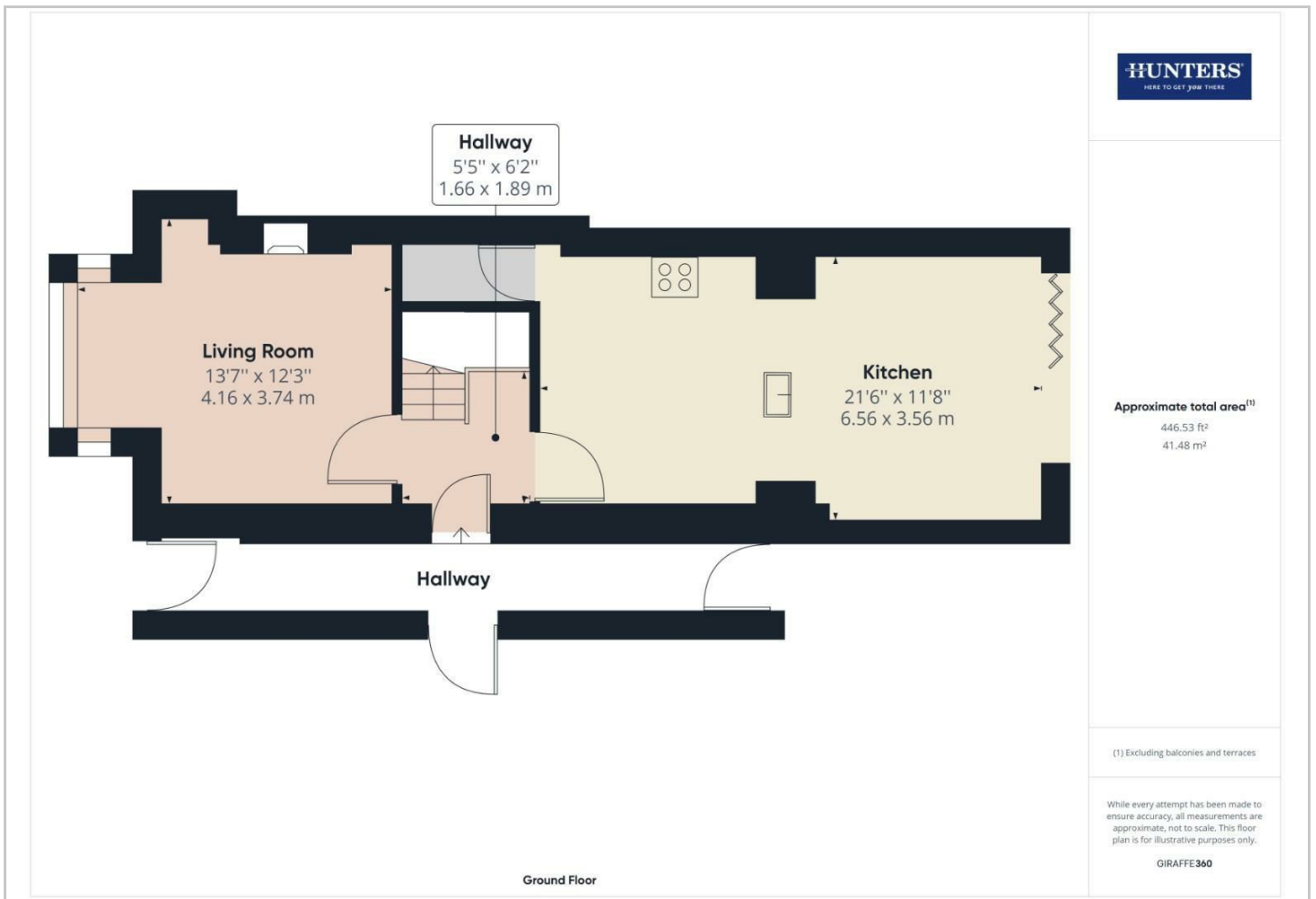
## Hybrid Map



## Terrain Map



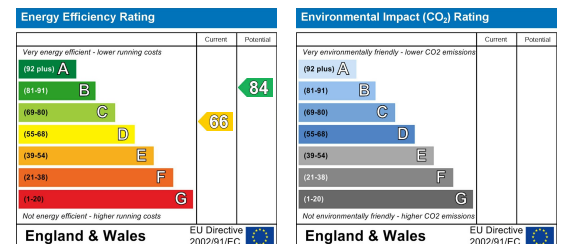
## Floor Plan



## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.