



**POOLE  
TOWNSEND**

Mint Street, Kendal, LA9 6DS

£280,000

 3  2  2



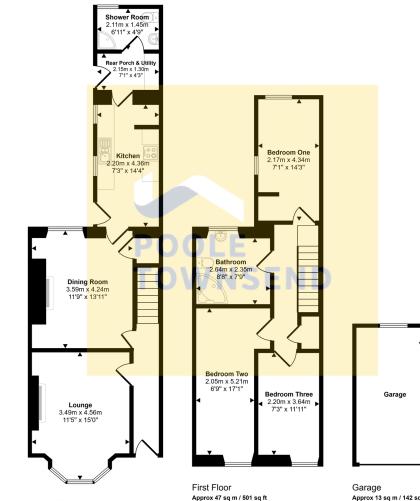
- Stone Built Terraced House
- Courtyard Patio
- Detached Garage
- Walking Distance Of Town Centre
- Tenure: Freehold
- 3 Bedrooms
- Lawned Rear Garden
- Permit Parking
- Beautifully Presented Accommodation
- Council Tax Band: C





Located on the northern edge of the vibrant market town of Kendal, this charming stone-built mid-terrace home offers spacious and light-filled accommodation, blending character features with modern comforts. The ground floor comprises a welcoming bay-fronted living room with a cosy gas fire, a large family dining room, and a bright, well-appointed kitchen. There is also a separate utility area and a modern shower room, providing practical and flexible living space. Upstairs, the property offers three generous bedrooms, including two doubles and a single, alongside a family bathroom, making it an ideal layout for families or professionals. Externally, the home features a walled courtyard patio and a lawned rear garden with access to a detached large single garage. Additional benefits include permit parking for the homeowner and one visitor.

Approx Gross Internal Area  
114 sq m / 1220 sq ft



Ground Floor Approx 54 sq m / 586 sq ft

First Floor Approx 47 sq m / 501 sq ft

Garage Approx 13 sq m / 142 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with House-Survey 200'.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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