



**POOLE  
TOWNSEND**

Calder Drive, Kendal LA9 6LR

£175,000

2 1 1



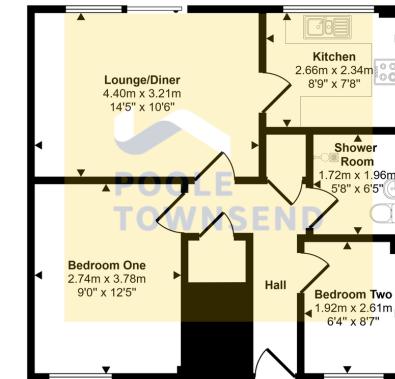
- Ground Floor Flat
- Peaceful Location
- Contemporary Shower Room
- Allocated Parking
- Tenure: Leasehold
- Two Bedrooms
- Modern Kitchen
- Private Rear Garden
- No Onward Chain
- Council Tax Band: B





Situated in a popular residential area on the outskirts of Kendal town centre, this beautifully upgraded ground floor flat is offered with no onward chain. Generously proportioned and featuring the added benefit of allocated parking and a private rear garden, this property is ideal for first-time buyers or those looking to downsize. Inside, you'll find a spacious lounge/diner with glazed doors that open to the rear garden, creating a light and inviting living space. The modern fitted kitchen and stylish shower room complement the property's contemporary feel. There are also two well-sized bedrooms, perfect for a growing family, guests, or a home office. The gardens are easily manageable, with a flagged patio area and a lawn surrounded by established planted borders, offering a lovely outdoor space for relaxation or entertaining.

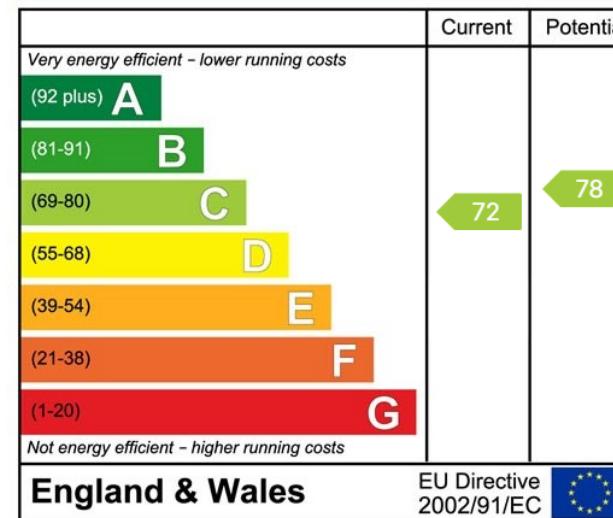
Approx Gross Internal Area  
49 sq m / 524 sq ft



Floorplan

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating



### Visit us at

[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)  
[enquiries@pooletownsend.co.uk](mailto:enquiries@pooletownsend.co.uk)

### We are open

Monday – Friday 9.00 – 5.00  
 Saturday 9.00 – 1.00

Barrow 01229 811811

Ulverston 01229 588111

Grange 015395 33316

Kendal 01539 734455

Milnthorpe 015395 62044