



**POOLE
TOWNSEND**

Sandes Avenue, Kendal, LA9 4SG

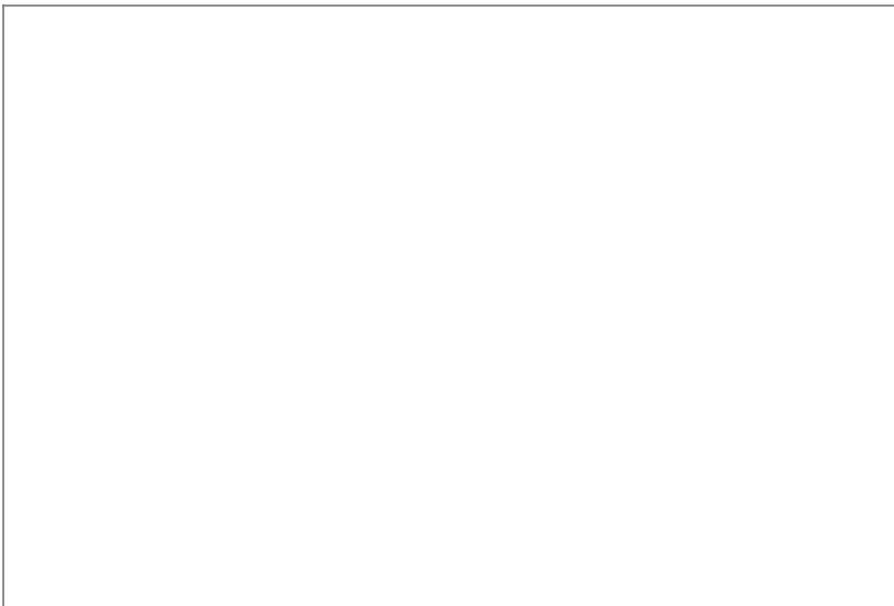
£130,000

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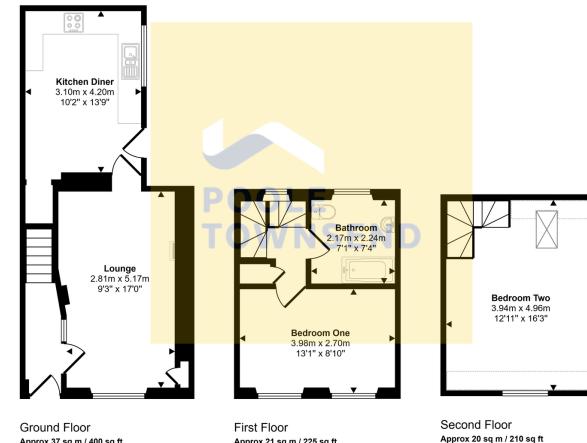


- Terraced House
- 2 Bedrooms
- 1 Bathroom
- 1 Reception Room
- No Chain
- Spread Over Three Floors
- Enclosed Courtyard Garden
- Central Location
- Tenure: Freehold
- Council Tax Band: B





Approx Gross Internal Area
77 sq m / 834 sq ft



Ground Floor Approx 37 sq m / 400 sq ft First Floor Approx 21 sq m / 225 sq ft Second Floor Approx 20 sq m / 210 sq ft

Denotes head height below 1.5m

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.

Centrally located in the vibrant market town of Kendal, this traditional mid-terraced property is offered with no onward chain, presenting a fantastic opportunity for buyers to update and personalise to their own tastes and requirements. Naturally bright with high ceilings, the accommodation is spread over three floors and includes a cosy lounge, enhanced by a multi-fuel stove, which leads into a kitchen/diner with convenient under-stairs storage. On the first floor, you'll find a double bedroom and bathroom, while the second floor offers an additional double bedroom. To the rear, there's an enclosed patio garden, perfect for potted plants or alfresco dining.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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