



**POOLE
TOWNSEND**

Longpool, Kendal, LA9 6ER

£175,000

2 1 1



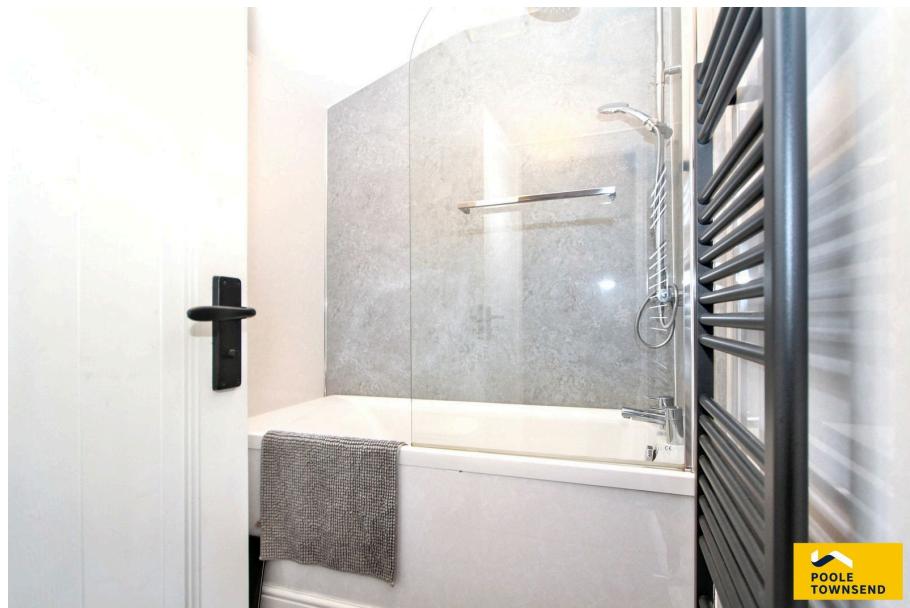
- Stone Built House
- Contemporary Kitchen
- 2 Bedrooms
- Town Centre Location
- Tenure: Freehold
- Open Plan Space
- Modern Bathroom
- Beautifully Presented Throughout
- Close To Kendal Train Station
- Council Tax Band: A



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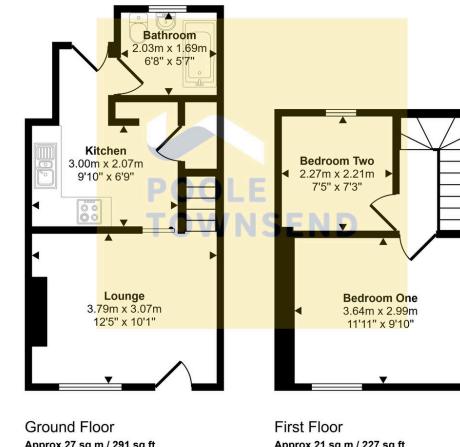
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Approx Gross Internal Area
48 sq m / 518 sq ft



Ground Floor
Approx 27 sq m / 291 sq ft

First Floor
Approx 21 sq m / 227 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Sharp 360.

Located just a short walk from Kendal's bustling town centre, this charming stone-built home enjoys excellent access to a wide range of local amenities, including supermarkets, well-regarded schools, and the nearby train station. Beautifully presented throughout, the property features tasteful décor and modern fixtures and fittings, blending period character with contemporary comfort in a warm and inviting way. The ground floor offers a bright, open-plan living space that flows seamlessly into a contemporary fitted kitchen, creating an ideal environment for both everyday living and entertaining. To the rear, a hallway provides access to a well-appointed ground-floor bathroom. Upstairs, the first floor comprises two well-proportioned bedrooms, each offering flexible space to accommodate a variety of furniture arrangements.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		71
(55-68) D		
(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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