



PRICE £185,000

**7 KIRKBARROW LANE, KENDAL,
CUMBRIA, LA9 5DF**

A deceptively spacious stone-built townhouse, located within a popular residential area on the outskirts of the town centre. The property benefits from stylishly decorated accommodation over three floors, an enclosed patio and rear balcony. Internal viewing is advised.



3



2



2



On Road
& Permit
Parking

Dining Area



DIRECTIONS

Leaving Kendal southbound along Milnthorpe Road, take the first right-hand turn before Kendal College into Glebe Road. Follow the road along and over the speed bumps and as you reach the roundabout, take the second exit onto Anchorite Fields. Take a right-hand turn alongside the park into Brockbeck and then a right-hand turn into Kirkbarrow Lane. Number 7 is located on the left-hand side.

LOCATION

Situated within a popular residential development, Kirkbarrow Lane benefits from a peaceful location set back from the main road. Positioned to the southern edge of the town centre, the property is conveniently located to two primary schools, Kirkbie Kendal Secondary School and Kendal College. The location also allows quick access links out of town on the A591 towards the Lake District National Park.

DESCRIPTION

7 Kirkbarrow Lane is an immaculate and attractively presented, stone-built townhouse, which provides deceptively spacious accommodation over three floors. The property also benefits from two enclosed patios, which are ideal for small children and pets.

The property is approached via a shared pathway, leading to a private patio and front door. The front door opens directly into the open plan kitchen/diner, designed with a dining area to the front and the kitchen towards the rear. The room retains traditional features such as exposed timber beams and deep window sills. There is a useful under stairs storage cupboard providing space for coats, shoes and household equipment.

The kitchen is equipped with a range of wooden storage units and a complementary two-sided worktop. Fitted within the worktop is a single drainer sink with a mixer tap, and a four-ring gas hob with an extractor hood over and an electric oven/grill below. There is space for a dishwasher and upright fridge/freezer.

Located off the kitchen is the utility room, fitted with matching storage units and worktop. There is plumbing available for a washing machine and an additional appliance. A door off the utility room leads into a ground floor shower room with a WC and wash hand basin.

Stairs from the kitchen/diner lead up to the first floor lounge. The room is bathed in natural sunlight from a glazed door, which opens onto a patio with a wrought iron balustrade. There are two recessed alcoves, shelved for books and ornaments.

Also on the first floor is the master bedroom, which is an excellent sized double room complemented with a window seat.

Stairs continue up to the second floor landing leading to two bedrooms and a bathroom. The second bedroom is a good sized double, which has ample space around for bedroom furniture. The third bedroom is a single, which could be used as a home office or study.

Between both bedrooms is the family bathroom, fitted with a bath with a wall-mounted mixer shower, a WC and pedestal wash hand basin. A cupboard within the room houses the boiler and provides shelving space for towels, linen and toiletries.

Outside, there is an enclosed patio providing space for a table, chairs and potted plants.

TENURE

Freehold.

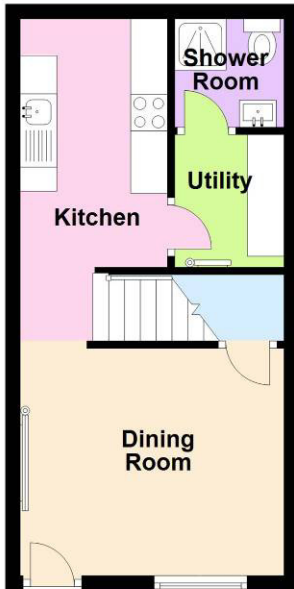
What we love about the property...

“A fabulous family sized home, situated in a popular and convenient location.”

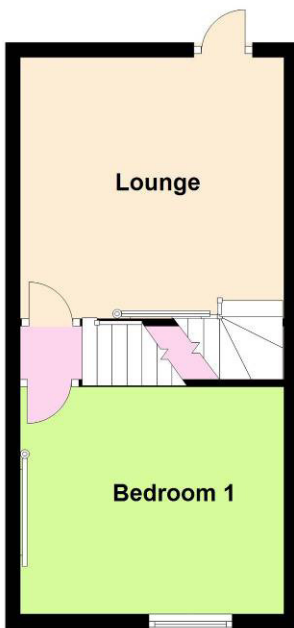


Property layout

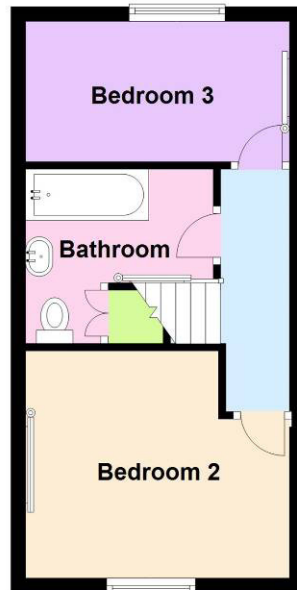
Ground Floor



First Floor



Second Floor



ROOM MEASUREMENTS

Dining Room

11'9" (3.60 m) X 8'10" (2.74 m)

Kitchen

6'7" (2.02 m) X 10'6" (3.22 m)

Utility Room

4'8" (1.42 m) X 5'5" (1.66 m)

Shower Room

4'9" (1.46 m) X 4'8" (1.44 m)

Lounge

11'8" (3.58 m) X 11'8" (3.58 m)

Bedroom One

11'9" (3.58 m) X 9'9" (2.97 m)

Bedroom Two

11'10" (3.63 m) X 9'11" (3.04 m)

Bedroom Three

11'10" (3.62 m) X 6'7" (2.01 m)

Bathroom

8'4" (2.56 m) X 7'9" (2.38 m)

Your viewing appointment is on

Additional information

Council Tax Band: C
Local Authority: South Lakeland District Council
Services: Mains gas, electricity and water.

EPC Rating = C

Your mortgage arrangements

Poolle Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage.

Poolle Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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Barrow 01229 811811
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Kendal 01539 734455
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All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.

Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>