



Kendal

£200,000

50 Peat Lane, Kendal, Cumbria , LA9 6LF

This end of terraced house is located on a popular residential estate within easy access of local shops and schools and would make an ideal first home or for those looking for an investment property to let. Inside you will find two good double bedrooms and a modern bathroom that are complemented by the ground floor living room and fitted breakfast kitchen.

The property has the benefit of UPVC double glazing and gas central heating. Standing on a good corner plot with a pleasant open aspect to the front and a well tended south facing garden to the rear, with two useful sheds offering plenty of space for hobbies and play. With no upward chain and early possession available the next step is an appointment to view.

Quick Overview

- End of terrace house
- Fitted kitchen with breakfast area & living room
- Two good bedrooms & bathroom
- Benefit of UPVC double glazing
- Gas central heating
- Standing on a good corner plot
- Well tended south facing garden
- Suitable location for local shops, schools & other amenities
- No upward chain
- Broadband download speed up to 75 Mbps



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75 Mbps



On-street parking

Property Reference: K6601



Hall



Kitchen



Kitchen with breakfast area



Living Room

Location: Situated on the popular residential estate of Sandylands. The property can be found by turning onto Sandylands from the Sedbergh Road. Take the second turning right onto Peat Lane and follow the road up with the property being on your right hand side just before the turning onto Thirlmere Road.

Property Overview: Those that view this traditional built end of terraced property will be surprised and delighted by not only the well planned, well balanced layout inside, but the large enclosed garden to the rear. Benefitting from gas central heating and UPVC double glazing and a modern kitchen and bathroom this really is a property for the new owner to move into and decorate to suit their own tastes.

The entrance door can be found on the side of the property and opens into a hallway with staircase to the first floor.

To the left is the living room that enjoys an open aspect, with alcoves for wall mounted TV's and a contemporary inset gas fire. The breakfast kitchen to the right of the hall is bright and light with two windows and a glazed door opening to the rear garden. Fitted with a range of wall and base units with built in oven, four ring gas hob and cooker hood. Complementary working surfaces and part tiled walls and attractive wood effect flooring. There is space for a fridge freezer and a useful under stairs cupboard that houses the washing machine and tumbler dryer.

Upstairs you will find a large double bedroom to the front with fitted wardrobes with sliding mirrored doors and distant fell views. To the rear is a second double bedroom that overlooks the rear garden with open space beyond.

The bathroom is modern and attractively tiled with a panelled ceiling and a three piece suite comprising; panel bath with Triton shower over and fitted furniture with wash hand basin and WC.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

16' 3" x 9' 8" (4.95m x 2.95m)

Breakfast Kitchen

16' 3" x 8' 4 max" (4.95m x 2.54m)

First Floor

Landing

Bedroom 1

14' 4 plus wardrobes" x 10' 8" (4.37m x 3.25m)

Bedroom 2

11' 7" x 9' 10" (3.53m x 3m)

Bathroom

Outside: The property stands on a good corner plot with a gravelled and planted front and side garden. To the rear is a good size enclosed south facing garden with large paved patio, well tended lawn and two excellent timber sheds, one being insulated with power, kitchen area and water.

Parking is available in the layby to the side of the property.

Services: mains electricity, mains gas, mains water and mains drainage.

Tenure: Freehold

Council Tax: South Lakeland District Council - Band B

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bedroom Two



Rear elevation



South facing garden

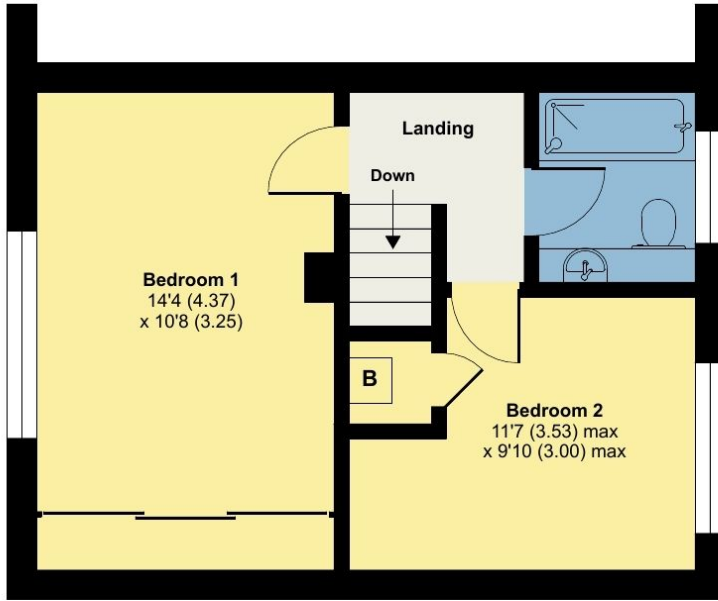
50 Peat Lane, Kendal, LA9

Approximate Area = 736 sq ft / 68.4 sq m

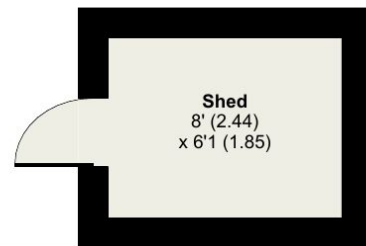
Outbuilding = 162 sq ft 15 sq m

Total = 898 sq ft / 83.4 sq m

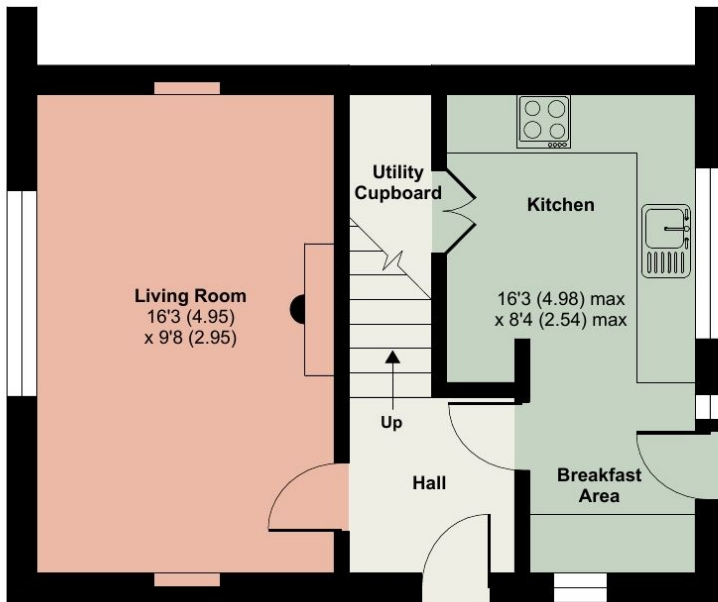
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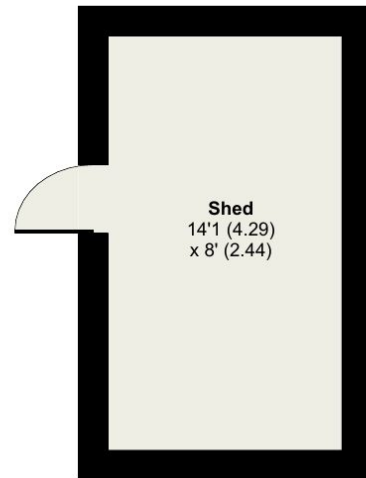
FIRST FLOOR



OUTBUILDING 2



GROUND FLOOR



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Hackney & Leigh. REF: 938857

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