



32 Crescent Green, Kendal
£270,000



32 Crescent Green

Kendal

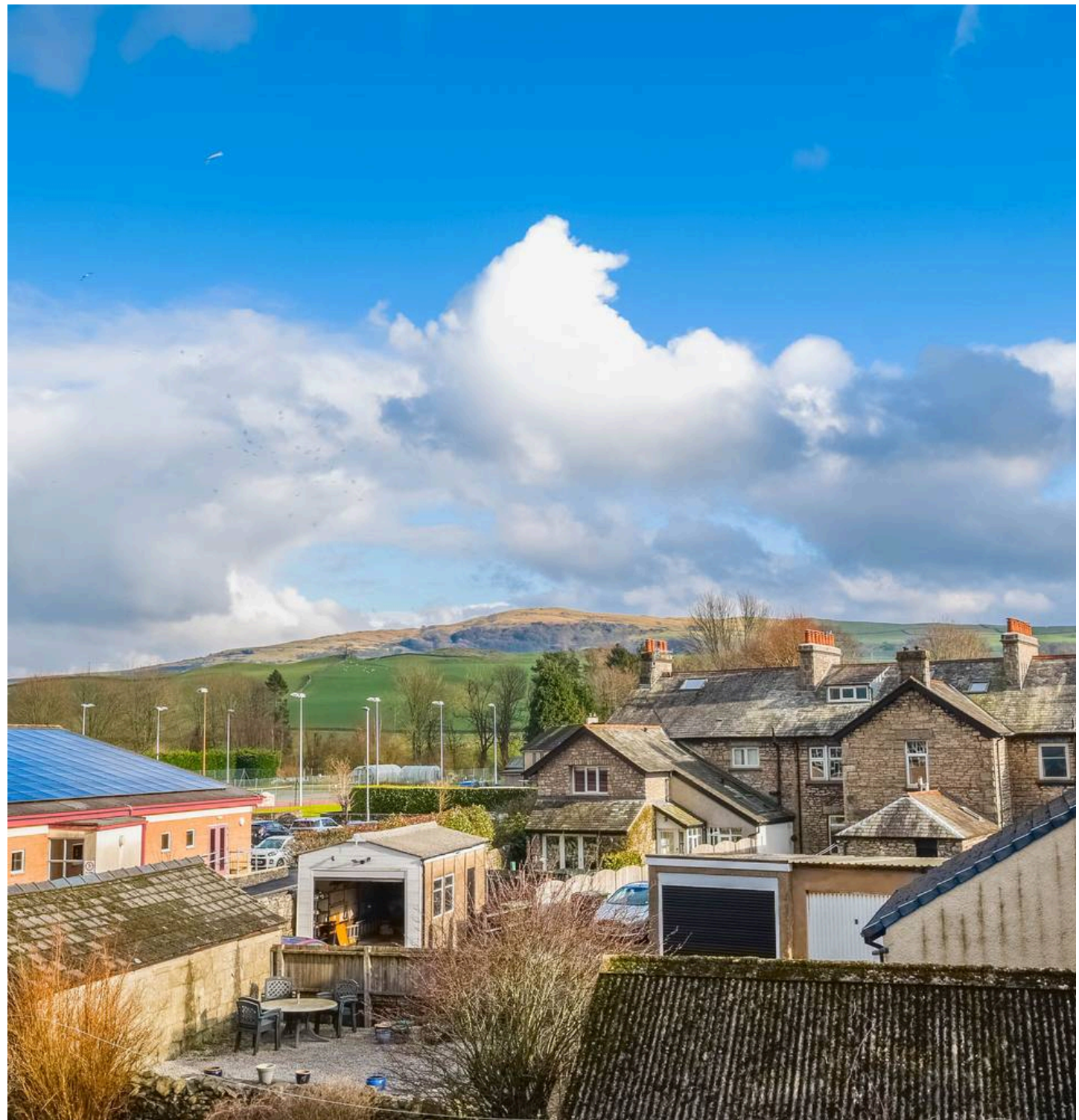
This well presented semi detached home is set in a popular residential area of Kendal, a vibrant market town known for its excellent amenities, strong community feel and easy access to the Lake District National Park. The property is ideally positioned within walking distance of the town centre, offering a wide selection of shops, cafés and restaurants, while also benefiting from nearby schools and convenient links to the train station and the M6 motorway, making it well suited to families and commuters alike.

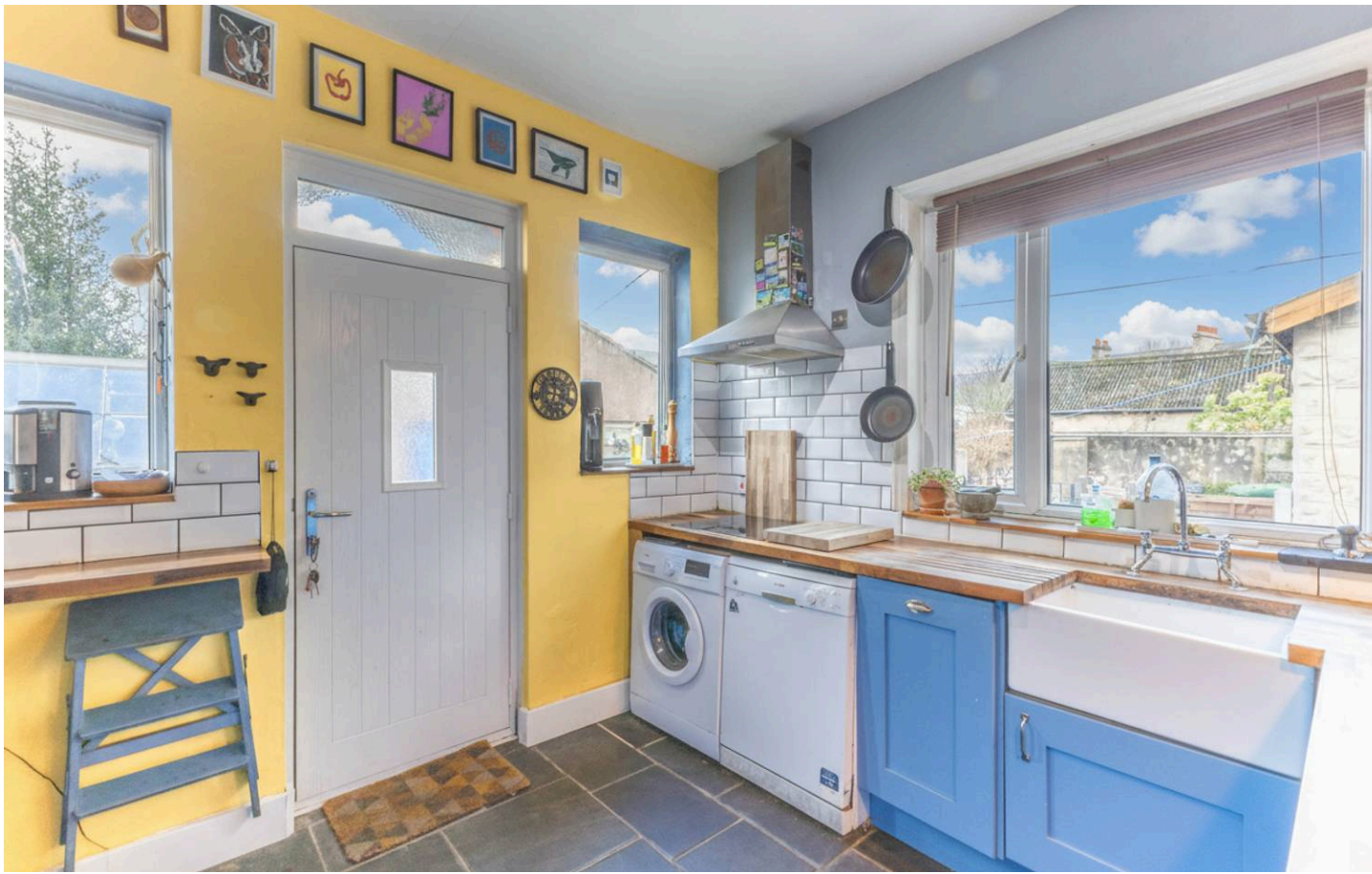
The ground floor is arranged with family living in mind. A fitted kitchen opens into a dining and living space, creating a welcoming area for everyday life, family meals and spending time together. This space naturally becomes the heart of the home. In addition, there is a separate living room providing a cosy and comfortable retreat, ideal for quieter evenings or flexible use.

Upstairs, the property offers three well proportioned bedrooms, providing ample space for a growing family, guests or home working. The family shower room serves the first floor and completes the internal accommodation.

Externally, the property benefits from both front and rear gardens, offering pleasant outdoor space to enjoy throughout the year. A detached garage provides useful storage or secure parking, while the driveway offers off-road parking for two vehicles.

- Attractive semi detached home offering generous accommodation for family life
- Fitted kitchen opening into a dining and living space, creating a natural hub for day to day family living
- Separate living room providing a comfortable and cosy retreat
- Three well sized bedrooms offering flexibility for families or home workin
- Family shower room serving the first floor
- Front and rear gardens providing pleasant outdoor space to enjoy throughout the year
- Driveway providing off road parking for two vehicles, detached garage ideal for storage, hobbies or additional parking
- Well suited to families, with schools conveniently located nearby
- Popular Kendal location within walking distance of the town centre with excellent access to amenities, cafés, restaurants and shops
- Excellent access to the train station, the M6 motorway and the Lake District National Park





HALLWAY

7' 11" x 5' 1" (2.41m x 1.55m)

LIVING ROOM

10' 2" x 10' 8" (3.09m x 3.26m)

KITCHEN / DINER

23' 11" x 10' 9" (7.30m x 3.28m)

LANDING

11' 1" x 3' 10" (3.39m x 1.16m)

BEDROOM

10' 11" x 10' 5" (3.33m x 3.18m)

BEDROOM

9' 6" x 10' 10" (2.89m x 3.30m)

BEDROOM

8' 5" x 10' 0" (2.56m x 3.05m)

BATHROOM

8' 0" x 6' 10" (2.44m x 2.08m)



SERVICES:

Mains electric, mains gas, mains water, mains drainage

EPC RATING: F

COUNCIL TAX BAND currently **Band: C**

TENURE: FREEHOLD

DIRECTIONS: From Windermere Road, continue until the corner where it becomes Sandes Avenue. Follow Sandes Avenue until you reach Station Road. At the mini roundabout, take the first left, then continue past the traffic lights on Longpool. Turn right onto Appleby Road and follow it until you see Crescent Green. Turn left onto Crescent Green, then take the first right. At the end of the road, you will find number 32 with the blue door.

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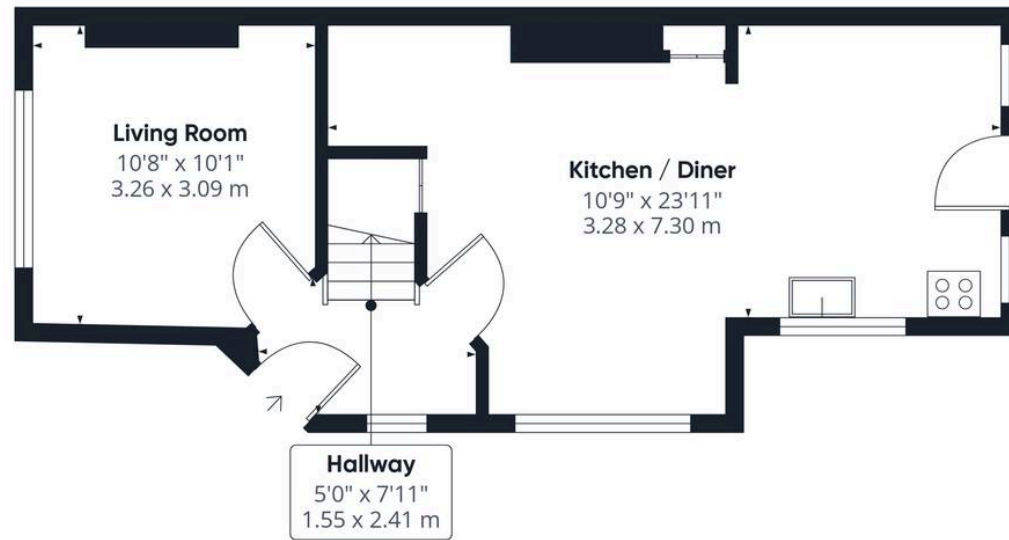
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

804 ft²
74.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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