



Kendal

£260,000

7 Garth Brow, Kendal, Cumbria, LA9 5NN

Welcome to 7 Garth Brow, a well-presented and relatively modern three-bedroom semi-detached home, situated in a highly sought-after residential area just off Windermere Road in Kendal. Conveniently positioned within easy walking distance of Kendal town centre, the property enjoys excellent access to a wide range of shops, cafés, restaurants, supermarkets, well-regarded schools, leisure facilities and regular bus routes. The stunning Lake District National Park is also just a short drive away, making this an ideal home for those looking to enjoy both town and country living. Offering spacious and versatile accommodation, together with a garage, driveway parking and attractive gardens, this property is perfectly suited to first-time buyers, growing families or those looking to upsize.

Quick Overview

- Semi-detached house
- Spacious open plan living space
- Three bedrooms
- Ample storage space
- Attractive gardens
- Close to Lake District National Park
- Walking distance to town centre
- No upward chain!
- Garage and driveway parking
- Ultrafast broadband speed*



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Ultrafast
Broadband

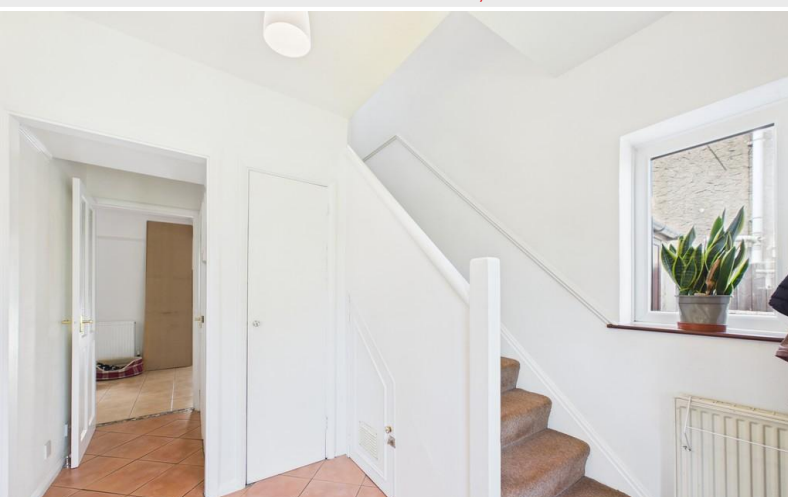


Garage &
Driveway Parking

Property Reference: K7323



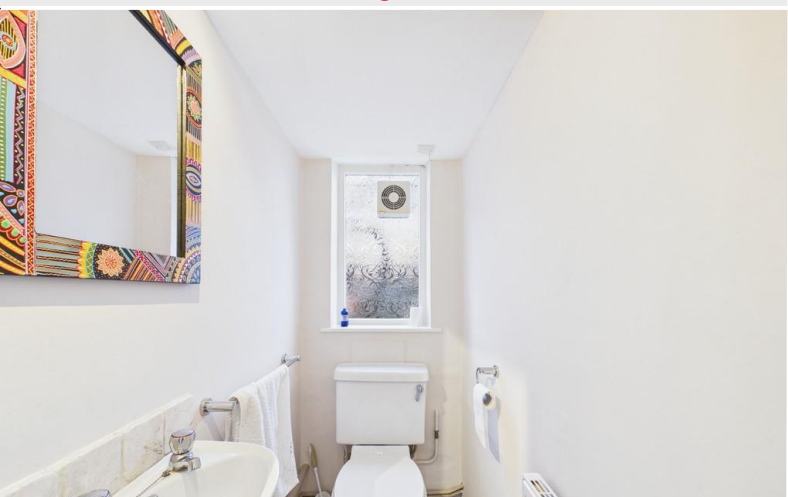
Front Driveway



Entrance Hallway



Living Room



WC

A welcoming entrance hall provides access to the ground floor accommodation and staircase to the first floor. There is useful space for coats and shoes, together with a side aspect window allowing plenty of natural light into the space.

Positioned at the front of the property is a bright and comfortable living room, enjoying a large front aspect window overlooking the front garden. A feature gas fireplace with a stone hearth creates an attractive focal point, complemented by built-in shelving and storage within the chimney breast alcoves. Returning to the hallway, there is a useful ground floor cloakroom fitted with a WC and wash hand basin, together with a side aspect window. A separate storage cupboard with fitted shelving provides excellent additional storage.

To the rear of the property is the spacious open-plan lounge and dining room, offering a superb space for both everyday living and entertaining. The room is light and airy and features an attractive open fireplace with a decorative inset, stone hearth and timber mantel, while a picture rail and fitted shelving within the alcoves add character. There is ample room for both lounge and dining furniture. Beyond the dining area is a rear extension, currently utilised as a study, benefiting from a Velux roof window and a door opening directly onto the rear garden, allowing plenty of natural light to flood the room.

The kitchen is fitted with a range of wall and base units with tiled splashbacks, incorporating a sink and drainer positioned beneath a rear aspect window overlooking the garden. Integrated appliances include an oven and grill, four-ring gas hob and extractor hood, while a breakfast bar provides an ideal spot for informal dining. A door also provides internal access to the garage.

Stairs rise from the entrance hall to the first-floor landing, where a side aspect window provides additional natural light. Bedroom One is a generous double room overlooking the front of the property. Bedroom Two is another spacious double enjoying views over the rear garden and benefits from a fitted double wardrobe with internal shelving. Bedroom Three is a comfortable single bedroom, also overlooking the rear garden, making it equally suitable as a child's bedroom, nursery or home office.

The family bathroom is fitted with a three-piece suite comprising a WC, wash hand basin and panelled bath with shower attachment over. The room also benefits from part tiled walls and a front aspect window.

Externally, the property enjoys attractive gardens to both the front and rear. To the front is a neat lawn bordered by mature hedging, creating a pleasant approach whilst offering a good degree of privacy, alongside a driveway providing off-road parking and access to the attached garage.

The rear garden is a real highlight of the property, offering a private and established outdoor space surrounded by mature trees, shrubs and well-stocked borders, creating a peaceful setting throughout the year. A paved patio provides the perfect area for outdoor seating and al fresco dining, while a stepping-stone pathway leads through the lawn to a further seating area nestled amongst the mature planting. The enclosed garden offers an excellent balance of lawn and established greenery, making it ideal for families, keen gardeners or simply those wishing to relax and enjoy the outdoors.



Open plan living / dining



Study Area



Kitchen



Kitchen



Bedroom One



Bedroom Two

The attached garage benefits from an up-and-over door and provides excellent storage with fitted shelving, together with additional space for tools, bicycles or garden equipment. Offering spacious accommodation, versatile living space and a wonderful private garden in one of Kendal's most desirable residential locations, 7 Garth Brow presents an excellent opportunity to purchase a fantastic family home. Appealing to first-time buyers, growing families and those seeking easy access to both Kendal town centre and the Lake District, this property is expected to generate strong interest. Early viewing is highly recommended to fully appreciate everything this home has to offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

8' 11" x 11' 6" (2.72m x 3.51m)

Understairs Cupboard

Cloakroom

Open plan lounge & dining room

11' 3" x 20' 4" (3.44m x 6.21m)

Study Area

4' 11" x 8' 9" (1.51m x 2.67m)

Kitchen

9' 5" x 15' 2" (2.89m x 4.64m)

First floor landing

Cupboard

Bedroom One

10' 0" x 11' 8" (3.06m x 3.56m)

Bedroom Two

11' 5" x 11' 6" (3.5m x 3.53m)

Bedroom Three

8' 2" x 8' 4" (2.51m x 2.56m)

Bathroom

Garage

18' 2" x 6' 4" (5.54m x 1.95m)

Parking:

Garage & driveway parking

Property Information:

Tenure: Freehold



Bedroom Three



Bathroom



Rear External



Rear Garden



Rear External

Council Tax:

Westmorland and Furness Council - Band C.

Services:

Mains gas, mains water, mains electricity and mains drainage.

Energy Performance Certificate:

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

What3Words & Directions:

///geese.removes.twice

Leaving Kendal along Windermere Road turn right into Garth Brow. No. 7 can be found a short way down the hill on the left hand side.

Viewings:

Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations:

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

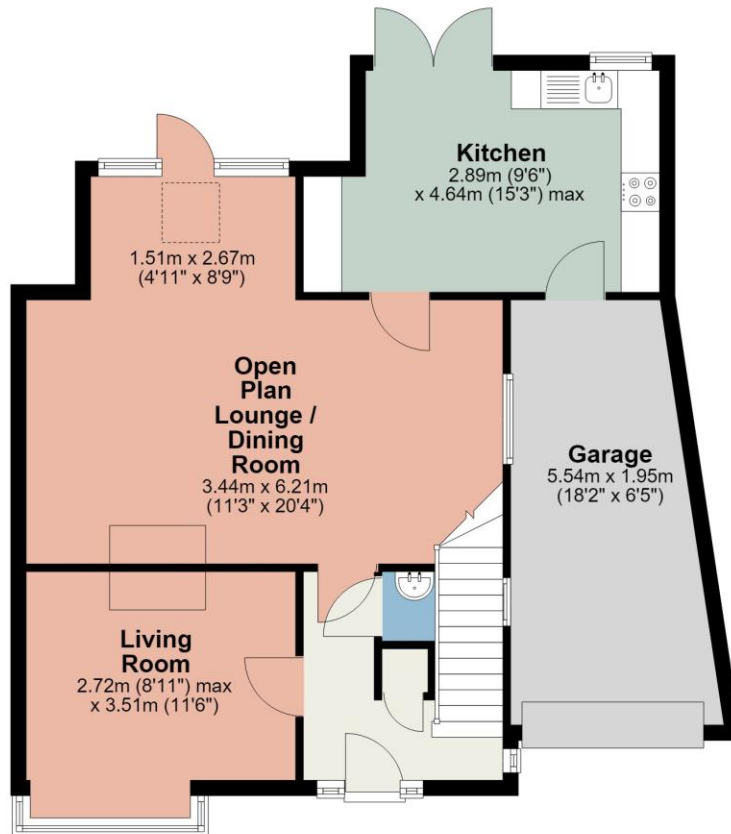


Can we save you money on your **mortgage**? Call us on: **01539 792033**

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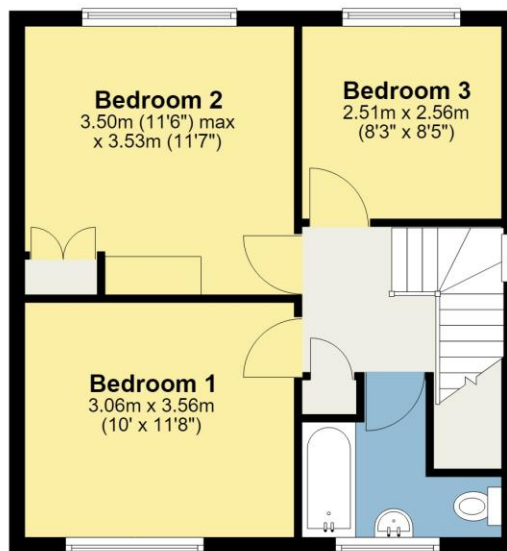
Ground Floor

Approx. 70.2 sq. metres (756.1 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



Total area: approx. 111.7 sq. metres (1202.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

7 Garth Brow, Kendal

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Request a Viewing Online or Call 01539 729711