Kendal

£250,000

7 Dale Avenue, Kendal, Cumbria, LA9 6DD

Located to the north of Kendal town centre, close to local schools, shops and everyday amenities, 7 Dale Avenue is a warm and inviting three bedroom semi detached home, ideal for families, first time buyers or those seeking well balanced accommodation in a convenient position.

Entering through the front door, you are welcomed into a bright entrance hall, where a window at the top of the staircase allows natural light to filter down, creating an immediate sense of space. To the right, the living room is a delightful reception area featuring an expansive front aspect bay window that fills the room with light. A fireplace with a white marble effect hearth, surround and mantle forms an attractive focal point, framed by fireside alcoves, one of which incorporates a built in storage cupboard.

3 | 1 | 1 | D | *Ultrafast Broadband* | *On-Street Parking*

Quick Overview

- Semi detached home
- Three bedrooms
- Light and airy living room
- Versatile third bedroom/home office
- Three piece bathroom suite
- Great for first-time buyers
- Convenient location
- Understairs storage
- No upward chain
- Ultrafast broadband available

Property Reference: K7232

Living Room

Kitchen

Bedroom One

Bedroom Two

To the rear, the breakfast kitchen offers a practical yet comfortable space, fitted with soft closing wall and base units, an inset sink and drainer, gas hob and oven, part-tiled walls and under-unit lighting. An integrated dishwasher and washer add modern convenience, while a walk-in understairs cupboard houses the boiler and provides additional pantry or laundry space. A door from the kitchen opens directly onto the rear garden, creating an easy indoor-outdoor flow.

Upstairs, the landing includes a useful shelved linen cupboard and leads to three bedrooms and the house bathroom. Bedroom one is a spacious front aspect double, while bedroom two is a front aspect single room. Bedroom three, overlooking the rear, is slightly smaller and well suited as a study or home office, benefiting from built in wardrobes spanning the full width of one wall. The bathroom is fitted with a three piece suite comprising a panelled bath with electric shower and glass screen, WC, pedestal wash hand basin and a chrome heated towel rail.

Externally, the property features a flagged front yard with a gate from the pavement, providing an attractive approach. Access runs down the side of the house to the enclosed flagged rear garden, a low maintenance space complete with a shed. On street parking is available to the front. Offering practicality and a convenient location, 7 Dale Avenue presents a lovely opportunity to acquire a welcoming home in a popular area of Kendal.

Accomodation with approximate dimensions

Entrance Hall

Living Room 14' 5" x 15' 1" (4.41m x 4.60m)

Breakfast Kitchen 8' 1" x 18' 8" (2.48m x 5.70m)

First Floor

Bedroom One 12' 4" x 9' 8" (3.78m x 2.97m)

Bedroom Two 8' 7" x 8' 7" (2.64m x 2.62m)

Bedroom Three 8' 2" x 7' 10" (2.49m x 2.40m)

House Bathroom

Property Information

Parking On-Street Parking

Tenure Freehold

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

Council Tax Westmorland and Furness Council tax band: C

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

Viewings Strictly by appointment with Hackney & Leigh.

What3Words & Directions ///canal.papers.irritable

Entering Kendal from the north via Windermere Road, continue downhill onto Sandes Avenue and proceed over Victoria Bridge. Follow the road past Kendal Railway Station, then bear left onto Shap Road. Continue along Shap Road and, shortly after Kendal Cricket Club, turn right onto Dale Avenue, where number 7 can be found a short distance along on the right hand side.

Anti-Money Laundering Regulation 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).

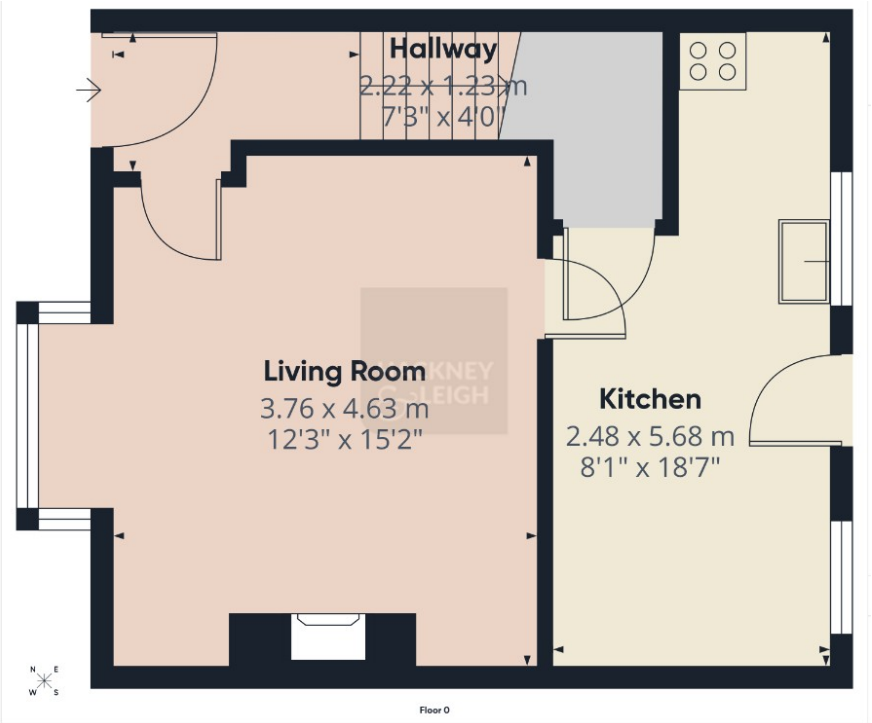
Agent Note: The property is presently held under an Assured Shorthold Tenancy, with vacant possession expected in April 2026.

Bedroom Three

Bathroom

Rear Yard

External



Approximate total area(1)
31.6 m²
340 ft²

(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.

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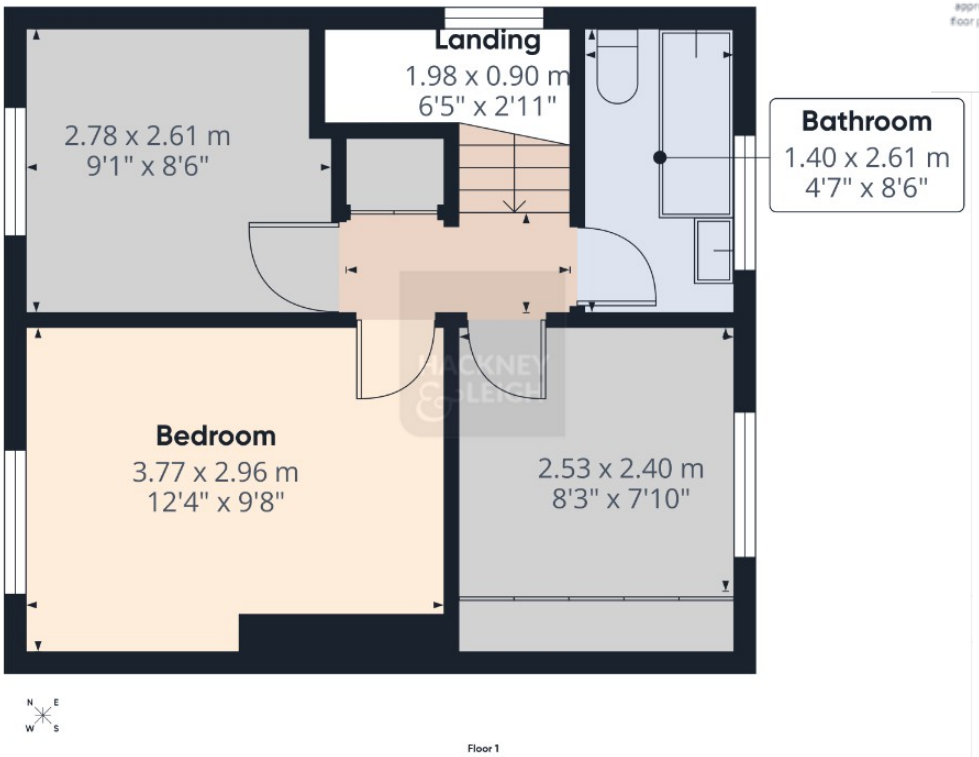

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 13/02/2026.