



55 Hallgarth Circle, Kendal  
£225,000





## 55 Hallgarth Circle

### Kendal

A well proportioned three bedroom semi detached house located in the market town of Kendal. The property has easy access to local amenities, transport services, links to the M6 Motorway and the Lake District National Park.

Nestled in a sought-after residential area, this 3-bedroom semi-detached house offers the perfect opportunity for a first time buyer or someone looking for a potential investment property. The property boasts a well sized layout, featuring two reception rooms, a cosy lounge, and a sitting room that opens up to the garden. The kitchen provides access to a convenient cloakroom and additional storage space, catering to practical living.

Upstairs, three bedrooms including two doubles await, accompanied by a three-piece bathroom suite.

Outside, you will find lush lawns and a paved patio seating area grace the fully enclosed rear garden. Planted beds and ample room for outdoor activities create a tranquil oasis for relaxation. The front garden features raised planted beds adorned with slate chippings, complemented by a paved patio seating area perfect for enjoying morning coffee or evening sunsets. Parking is a breeze with convenient on-street parking available just outside the property, ensuring a stress-free arrival home. This property offers a wonderful opportunity to enjoy both indoor comfort and outdoor beauty, making it a must-see for those seeking a harmonious living experience.



- Semi-detached property
- A great family home or investment property
- Two reception rooms with a lounge and sitting room which looks out to the garden
- Easy access to the centre of town
- Kitchen which has access to a cloakroom and additional storage
- Gardens to the front and rear
- Three bedrooms with two being double bedrooms
- A three piece suite bathroom
- Road links to the M6 Motorway and the Lake District National Park
- On street parking

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### EPC RATING C

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### COUNCIL TAX CURRENTLY BAND C

#### TENURE:FREEHOLD

#### DIRECTIONS

From the Kendal office proceed along the A5284 Windermere Road passing through the Burneside Road Traffic lights and continuing up the hill. Take the right hand turning into Garth Brow and at the bottom of the hill bear left into Hallgarth Circle. Follow the road around and the property is situated on the left.

**WHAT3WORDS:**///strumming.packet.blacked







## GROUND FLOOR

### ENTRANCE HALL

8' 6" x 8' 0" (2.58m x 2.44m)

### LOUNGE

11' 7" x 10' 1" (3.52m x 3.08m)

### SITTING ROOM

14' 9" x 11' 4" (4.50m x 3.46m)

### KITCHEN

11' 7" x 5' 5" (3.52m x 1.64m)

### INNER HALLWAY

9' 9" x 3' 10" (2.97m x 1.18m)

### CLOAKROOM

## FIRST FLOOR

### LANDING

5' 8" x 5' 6" (1.73m x 1.68m)

### BEDROOM

11' 9" x 11' 4" (3.57m x 3.46m)

### BEDROOM

11' 10" x 10' 0" (3.60m x 3.06m)

### BEDROOM

8' 6" x 8' 3" (2.58m x 2.51m)

### BATHROOM

8' 6" x 4' 0" (2.58m x 1.21m)

















Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

814 ft<sup>2</sup>  
75.7 m<sup>2</sup>

(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@thwestateagents.co.uk](mailto:kendal@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

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