



POOLE
TOWNSEND

Gillinggate, Kendal, LA9 4JB

£335,000

3 1 2



- Victorian Terraced House
- 3 Bedrooms
- 2 Reception rooms
- Large loft room
- Cellar
- Courtyard Garden
- Garage
- Town centre location
- Tenure: Freehold
- Council Tax Band: C



POOLE
TOWNSEND



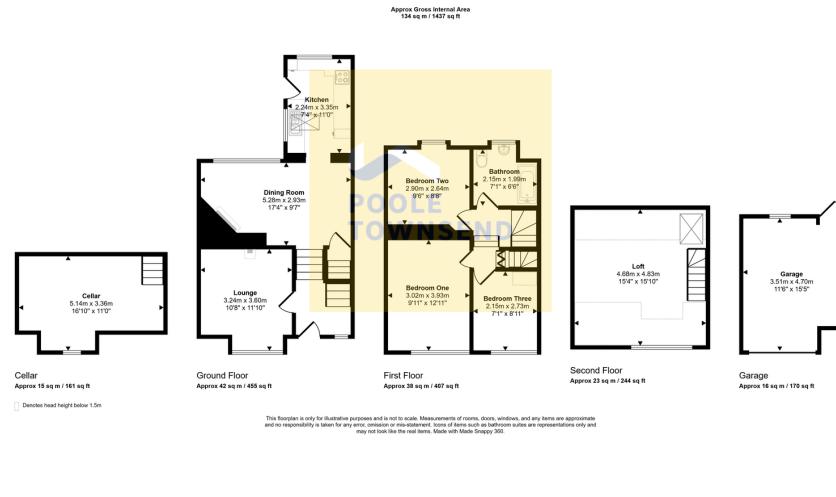
POOLE
TOWNSEND



POOLE
TOWNSEND



Nestled on the edge of the town centre and surrounded by traditional stone-built properties, this superb Grade II listed Victorian terrace offers deceptively spacious accommodation, a private courtyard garden, and the added benefits of permit parking, a detached garage, and no onward chain. The interior features a cosy living room with an open fire, a generous dining and sitting area warmed by a wood-burning stove, and a well-appointed kitchen, all on the ground floor. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. A fixed staircase leads to a large loft room, ideal as a home office, hobby space, or additional storage. A cellar provides further practical storage, enhancing the overall versatility of this charming and characterful home.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Visit us at

www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open

Monday – Friday 9.00 – 5.00
 Saturday 9.00 – 1.00

Barrow 01229 811811

Ulverston 01229 588111

Grange 015395 33316

Kendal 01539 734455

Milnthorpe 015395 62044