



Kendal

17 Dunmail Drive, Kendal, Cumbria, LA9 7JG

An opportunity to purchase a three-bedroom semi-detached house situated to the south of the town centre in a level and convenient location. This property is close to schools and shops, making it perfect for families. It also benefits from a garage, a driveway with off-road parking and a private rear garden.

Now in need of updating and improving, this home allows the new owner the chance to alter the current layout to suit their own requirements. The existing accommodation includes three good-sized bedrooms, a bathroom, a living room and a fitted kitchen. The property is being offered for sale with no upward chain and vacant possession upon completion.

£225,000

Quick Overview

- Semi-detached property
- Living room, fitted kitchen & conservatory
- Three bedrooms & bathroom
- Front and rear gardens
- Integral garage
- Off road parking
- Convenient location close to school & leisure centre
- No upward chain
- Early viewing appointment recommended
- Ultrafast broadband available



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Ultrafast



Integral Garage & Off-Road Parking

Property Reference: K6916



Living Room



Living Room



Conservatory



Bathroom

Property Overview: Dunmail Drive in Kendal is a residential area located on the outskirts of the town, offering a peaceful suburban setting. It's close to local amenities, schools, and provides easy access to both Kendal town centre and the surrounding countryside, including the Lake District. Ideal for families and commuters due to its proximity to the Oxenholme mainline station and the M6.

The property benefits from gas central heating and the accommodation offers an easy to manage layout. Entry is gained through the conservatory, which provides access to both the front and rear gardens and leads directly into the entrance hall.

Entering into the entrance hall, you'll find a staircase leading to the first floor, a convenient under-stairs storage cupboard and access to the living room.

A spacious living room with large picture window to the front and timber fireplace with marble inset and coal effect gas fire. Door leading to the fitted kitchen.

Through into the breakfast kitchen which is fitted with a range of wall and base units with working surfaces and inset stainless steel sink with drainer with co-ordinating part tiled walls. There is plumbing for a washing machine, space fridge and freezer and integrated double oven with four ring gas hob and stainless steel extractor over. Door leading to the integral garage.

Upstairs you will find a spacious landing with window providing plenty of light.

Bedroom one is a spacious double with an aspect to the front and features two built-in wardrobes, providing ample storage. Bedroom two is also a generous double, while bedroom three is a single room, with both offering views to the rear.

The house bathroom which comprises; a panel bath with shower over and fitted vanity unit with wash hand basin. With tiled walls and floor, heated towel rail and window.

At the front of the property, there is a small garden area with a path leading to the rear. The low-maintenance rear garden is flagged, with steps ascending to elevated areas that feature a timber shed and mature shrubs. The front of the garage offers off-road parking for one vehicle.

Accommodation with approximate dimensions:

Entrance Hall

Living Room

15' 3" x 11' 8" (4.67m x 3.58m)

Kitchen

12' 9" x 7' 8" (3.89m x 2.36m)

Conservatory

11' 8" x 8' 7" (3.56m x 2.62m)

First Floor

Landing

Bedroom One

13' 3" x 8' 11" (4.06m x 2.72m)

Bedroom Two

11' 5" x 10' 11" (3.48m x 3.35m)

Bedroom Three

8' 0" x 6' 9" (2.44m x 2.08m)

Bathroom

Integral Garage

16' 4" x 7' 8" (5.00m x 2.36m) with up and over door.
Power, light and water supply. Wall mounted gas boiler.

Parking: Off road parking one vehicle.

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

Council Tax: Westmorland & Furness Council - Band

Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.

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

Agents Notes: This property was purchased in 1969, before the formation of Land Registry, therefore the property is unregistered.

Anti-Money Laundering Regulations (AML)

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom One



Bedroom Two



Bedroom Three



Side Garden and Driveway

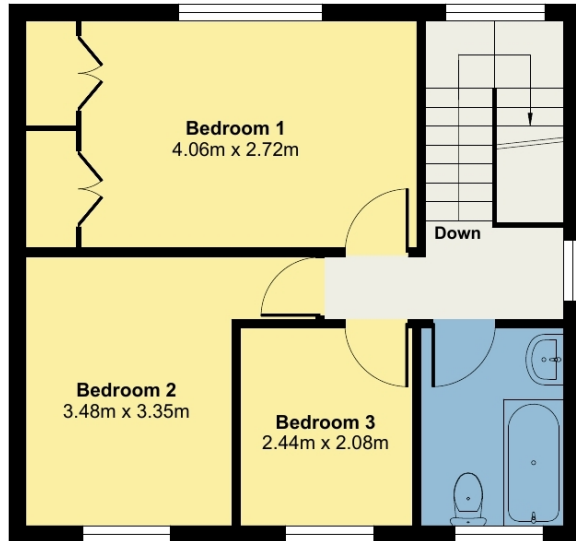
Dunmail Drive, Kendal, LA9

Approximate Area = 895 sq ft / 83.1 sq m

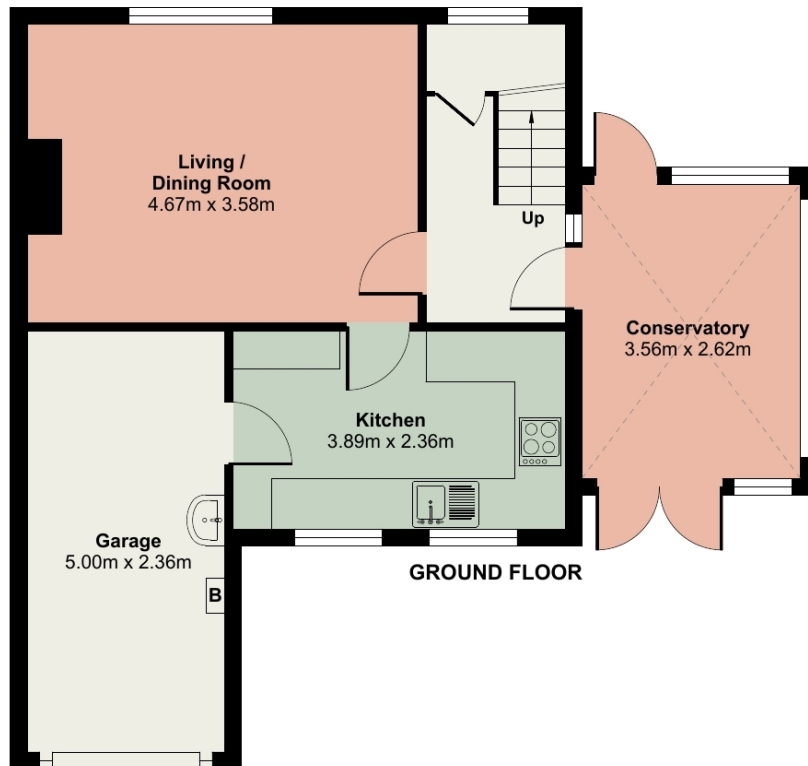
Garage = 131 sq ft / 12.2 sq m

Total = 1026 sq ft / 95.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1188119

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