



KIRKBY STEPHEN • CA17 4TD

16 Westgarth Avenue

Offers Over £190,000

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● UNDER OFFER

AT A GLANCE

- ✓ Spacious Three-Bedroom Home
- ✓ Prime Kirkby Stephen Location
- ✓ Local Occupancy Section 157 Clause
- ✓ Excellent Modernisation Potential
- ✓ Three Bedrooms, Two Generous Double Bedrooms
- ✓ Detached Single Garage
- ✓ Private Enclosed Garden
- ✓ Off-Road Parking
- ✓ Ideal Home, Retreat Or Investment
- ✓ Chain Free

LEYBURN
01969 622936

HAWES
01969 667744

SETTLE
01729 825311

KIRKBY STEPHEN
01768 258002

Spacious Three-Bedroom Home

1 6 Westgarth Avenue is a superbly positioned semi-detached property, ideally located within easy reach of the market square in the popular market town of Kirkby Stephen.

Kirkby Stephen is situated approximately 12 miles from Junction 38 of the M6 at Tebay and just 4 miles from the A66 at Brough. The town offers an excellent range of everyday amenities, including a supermarket, general stores, bank, hotels, public houses, primary and secondary schools, and a variety of sporting and leisure clubs. The property is also well placed for commuting to Carlisle, Penrith and Kendal, while the town benefits from a station on the historic Settle-Carlisle Railway Line.

16 Westgarth Avenue provides spacious and well-proportioned accommodation arranged over two floors. To the ground floor is a welcoming entrance hall, a light and bright living room, and a well-appointed kitchen/diner with French doors opening onto the private and enclosed rear garden.

To the first floor are three bedrooms, comprising two generous double bedrooms and a single bedroom, all served by the family shower room.

Externally, the property benefits from a detached single garage and a low-maintenance patio area to the front, which also offers potential for additional off-road parking. To the rear is a well-maintained lawned garden, complemented by a low-maintenance patio area, established flower beds and shrubbery, together with a wooden garden shed.

The property would benefit from some modernisation and updating, providing an excellent opportunity for a new owner to introduce their own style and put their own stamp on the accommodation. With its spacious layout, attractive location and good-sized garden, the property offers considerable scope to create a comfortable and contemporary home tailored to individual tastes and requirements.

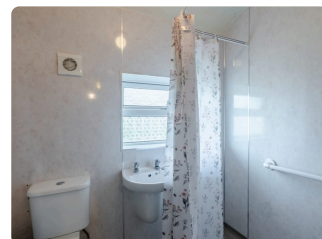
16 Westgarth Avenue would make an ideal family home, holiday retreat or investment property, offering spacious accommodation in a convenient and desirable location.

This property is subject to a Local Occupancy section 157 clause.



Prime Kirkby Stephen Location

Every room, inside and out



GALLERY



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Local Occupancy Section 157 Clause

A room-by-room schedule



Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

Ground Floor

Entrance Hall

Fitted carpet. Coved ceiling. Under stairs storage cupboard. Radiator. Window to the front. Glazed UPVC external door to the front.

Living Room

Fitted carpet. Coved ceiling. TV point. Fireplace housing gas fire. Radiator. Large window to the front bringing in lots of natural light.

Kitchen Diner

Spacious kitchen diner. Vinyl and laminate flooring. Part tiled walls. Good range of wall and base units. Stainless steel sink and drainer. Integrated electric oven, grill, gas hob and extractor hood. Space for under counter fridge. Radiator. French doors leading to the rear.

Utility Room

Laminate flooring. Wall units. Plumbing for washing machine and space for tumble dryer. Radiator. Window overlooking the garden. Glazed UPVC door to the side of the property.

W/C

Laminate flooring. Downlight. Extractor fan. W/C. Wash basin. Radiator. Frosted window to the rear.

Rear Hallway

Laminate flooring. UPVC external door to the rear.

First Floor

Stairs & Landing

Turned staircase. Fitted carpet. Coved ceiling. Loft access. Built in storage cupboard.

Bedroom One

Generous front double bedroom. Fitted carpet. Coved ceiling. Built in storage cupboard. Radiator. Window to the front.

Bedroom Two

Large rear double bedroom. Fitted carpet. Built in storage cupboard. Radiator. Window to the rear overlooking the garden.

Shower Room

Non slip flooring. Fully shower boarded. Extractor fan. W/C. Wash basin. Electric shower. Radiator. Frosted window to the rear.

Bedroom Three

Front single bedroom. Carpet. built in wardrobes and over stairs storage cupboard. Radiator. Window to the front.

Outside

Front

Enclosed low maintenance patio area. Gated access for vehicles. Access to rear garden.

Rear

Private enclosed rear garden. Low maintenance patio area. Laid to lawn area established flower beds and shrubbery. Wooden garden shed.

Garage

Detached single garage. Concrete flooring. Power and light. Window to the side. Up and over door. Pedestrian door to the rear. Space for a vehicle or great storage or workshop space.

Parking

Parking for multiple vehicles on the front patio area.

Agents Notes

Mains gas central heating. Mains drainage, water and electrics. Flood Risk: Very Low Broadband: Basic 20 Mbps Superfast 80 Mbps Ultrafast 1800 Mbps

Local Occupancy 157 Clause

This property is subject to a local occupancy restriction under Section 157 of the Housing Act 1985 and cannot be used as a second home or holiday let. Buyers must have lived or worked in Cumbria for 3 years (or apply for discretionary consent).

ONLINE ONLY

There's more on the website



Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS



EPC - 17th August 2026

PDF · 0.12 MB

REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 16 Westgarth Avenue properly, inside and out, room by room, pointing out every feature and every issue as they go.

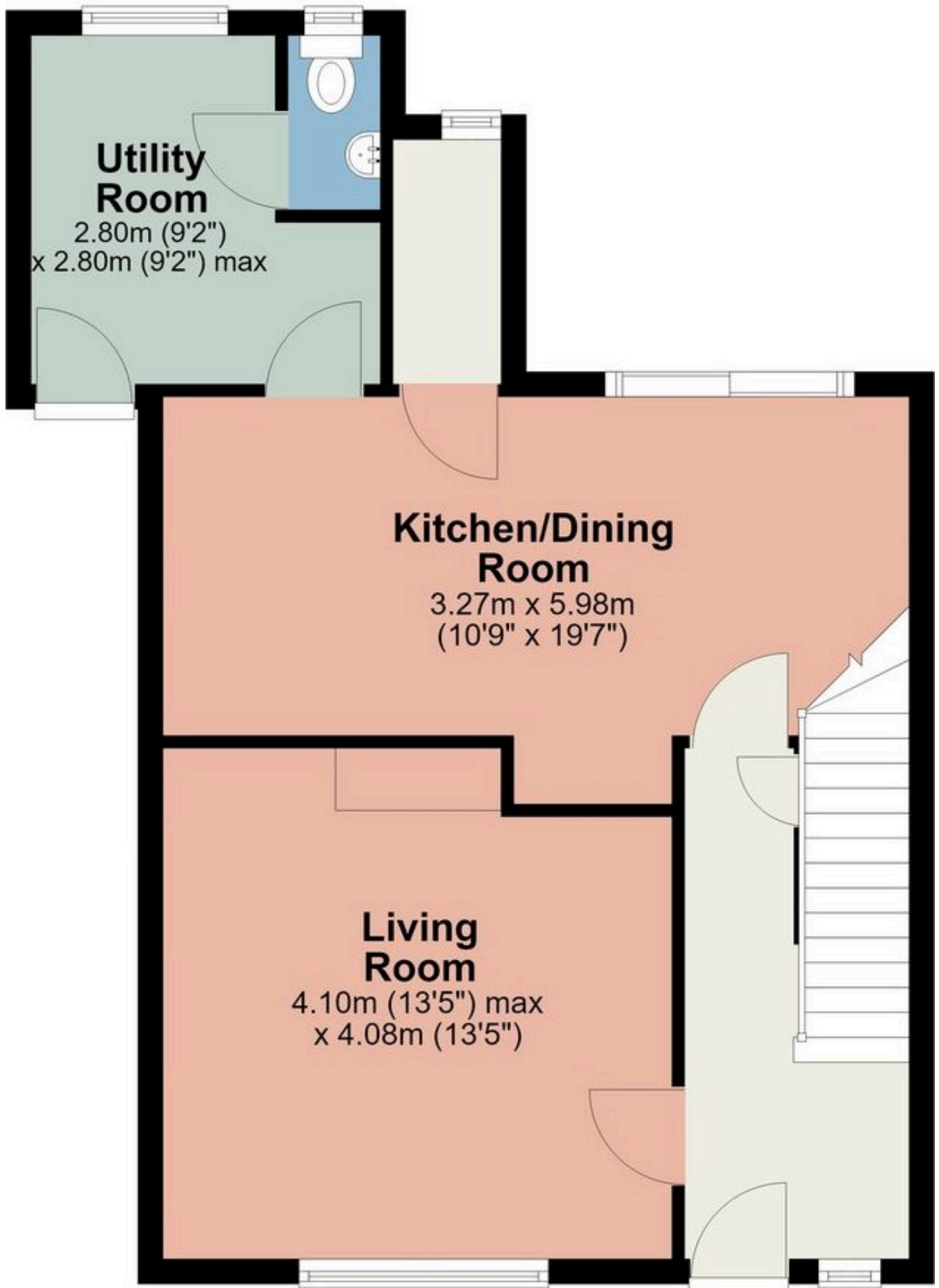
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.



ASK FOR THE
VIDEO VIEWING

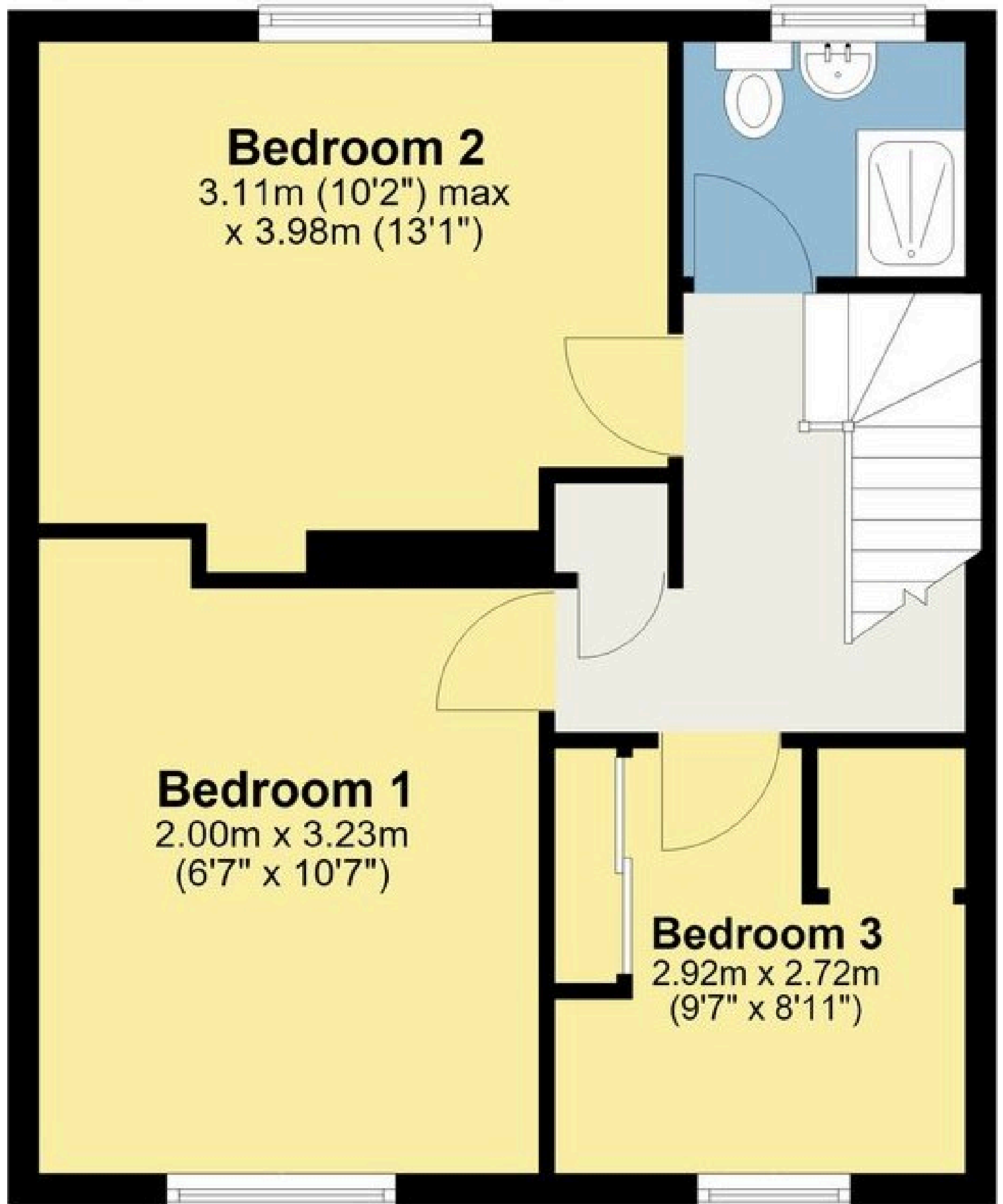
Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Garage

Approx. 12.3 sq. metres (132.9 sq. feet)



Total area: approx. 108.4 sq. metres (1166.3 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.

16 Westgarth Avenue, Kirkby Stephen

