

# Kendal

## £225,000

17 Chambers Close, Kendal, Cumbria , LA9 5JE

Situated on the sought-after southern side of Kendal, this two-bedroom end-terraced property offers well-proportioned accommodation, together with the added benefits of an off-road parking space, garage and an enclosed, south-facing rear garden. The property is conveniently positioned for a range of local amenities, transport links and well-regarded schools. The location is particularly well placed for commuters, with easy access to the M6 motorway via Junction 36 and the A591 bypass, together with Oxenholme Mainline Railway Station and regular bus services. Local amenities include supermarkets, doctors' surgeries and the leisure centre, whilst Windermere and the Lake District National Park are readily accessible within approximately 20 minutes.

### Quick Overview

- Two bedroom end terraced house
- Dining kitchen
- Bright living room
- South facing enclosed rear garden
- Convenient location
- Great access to local amenities
- Ideal first home or investment
- No onward chain!
- Garage and driveway parking
- Superfast broadband available*

Property Reference: K7398

| 2 | 1 | 1 | C | *Ultrafast Broadband Available* | *Garage & Off road parking space* |
|---|---|---|---|---|---|



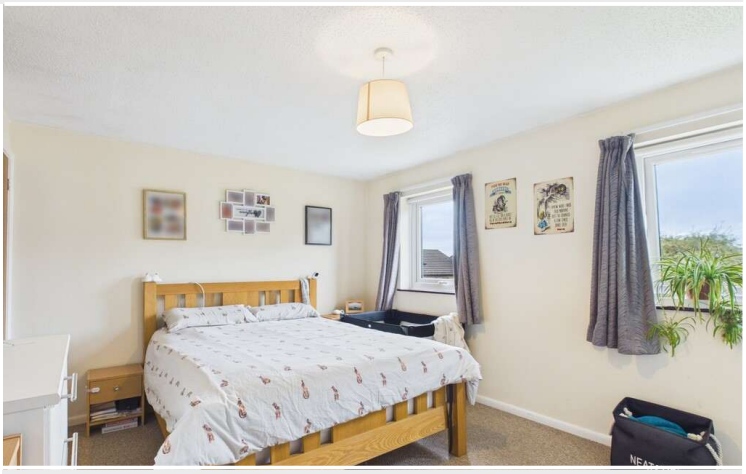
Dining Kitchen



Dining Kitchen



Living Room



Bedroom One

On entering the property, the dining kitchen is positioned to the right-hand side, enjoying a front aspect and fitted with a range of wall and base units, incorporating an inset sink and drainer, four-ring gas hob, oven and overhead extractor. There is plumbing and space for a washing machine, together with space for a dining table. To the rear of the property is a bright and spacious living room, offering a pleasant outlook and direct access to the enclosed rear garden.

To the first floor, bedroom one is a double room positioned to the rear and benefits from a built-in storage cupboard. Bedroom two is situated to the front and provides a versatile additional room, ideal for use as a child's bedroom, home office or study. The accommodation is completed by the house bathroom, fitted with a panelled bath with overhead shower and glass screen, pedestal wash hand basin and WC.

Externally, the property benefits from an off-road parking space and a garage, which is directly attached to the house and also accessible via the rear garden, providing useful additional storage. To the rear is an enclosed, south-facing garden, which has been designed for ease of maintenance with a flagged seating area, providing an ideal space to enjoy the sunshine.

Overall, this is an excellent opportunity to acquire a two-bedroom home in a popular and convenient location, offering the added advantages of parking, a garage and a low-maintenance south-facing garden. Ideally suited to first-time buyers, investors or those looking to downsize, with a range of amenities, well-regarded schools and excellent transport links all within easy reach.

Accommodation with approximate dimensions:

Entrance Hall

Dining Kitchen: 13' 4" x 9' 6" (4.07m x 2.92m)

Living Room: 10' 6" x 14' 0" (3.21m x 4.29m)

First Floor

Bedroom One: 10' 6" x 14' 0" (3.21m x 4.29m)

Bedroom Two: 8' 11" x 8' 0" (2.73m x 2.46m)

House Bathroom

Garage

Property Information

Parking: Garage & Off road 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: ///guises.verge.hips

The property can be located by leaving Kendal along Milnthorpe Road and taking the second right-hand turning after 'Romneys' into Collin Road, which continues onto Collinfield. Continue straight ahead, following the road around, and take the second turning on the left into Chambers Close.

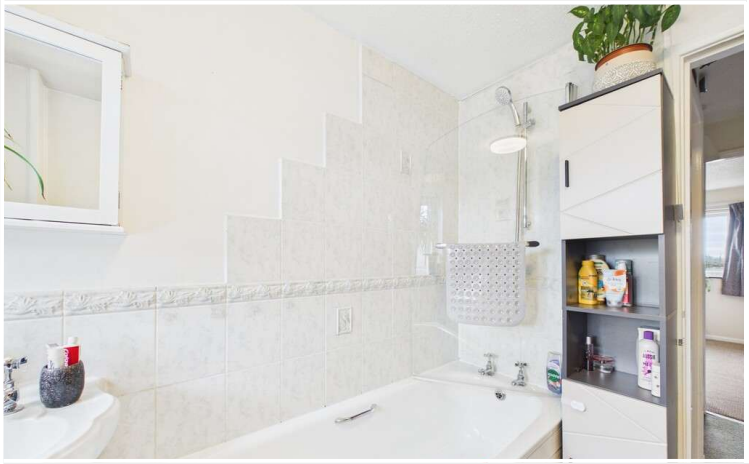
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Bedroom Two



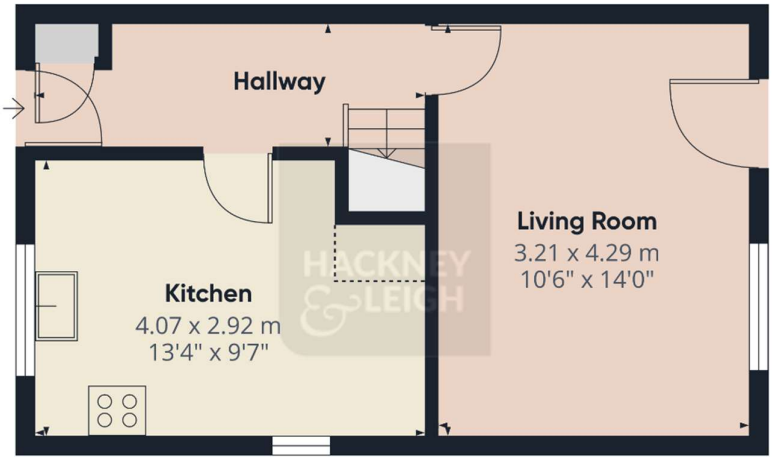
House Bathroom



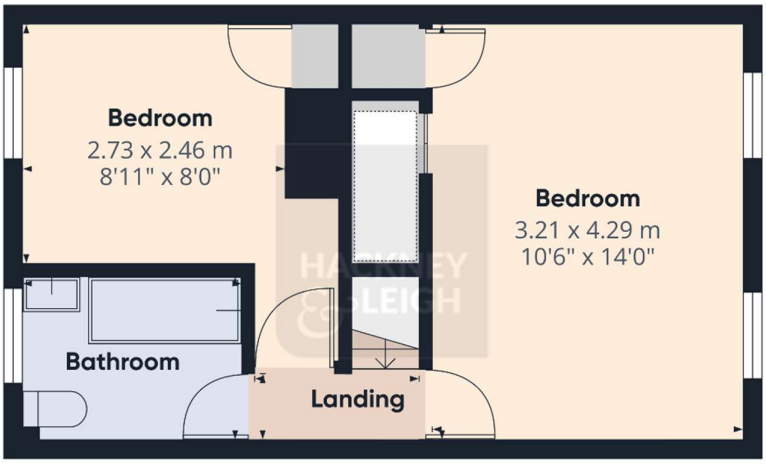
House Bathroom



Rear Garden




Floor 0




Floor 1

Approximate total area(1)

53.4 m²

574 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

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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