



Kendal

£225,000

4 Auction Close, Kendal, Cumbria , LA9 6FR

Welcome to 4 Auction Close, a modern two-bedroom semi-detached property situated on the edge of the Sandylands Estate. The property enjoys a convenient location within walking distance of the town centre, nearby supermarkets, Kendal train station, and a regular bus route, making it ideal for a range of buyers. With the added benefits of an enclosed rear garden, two allocated parking spaces and no upward chain, this home presents an excellent opportunity.

The property is entered via a welcoming entrance hall with stairs rising to the first floor and a door leading into the living/dining room. This spacious reception room enjoys a pleasant front aspect and benefits from a useful understairs storage cupboard, providing practical everyday storage.

Quick Overview

- Modern semi-detached property
- No upward chain
- Spacious living/dining room
- Fitted kitchen
- Enclosed rear garden
- Two allocated parking spaces
- Two double bedrooms
- Three piece bathroom suite
- Convenient location
- Ultrafast Broadband speed*



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Ultrafast



Allocated parking

Property Reference: K7278



Living/dining room



Living/dining room



Kitchen



Kitchen

To the rear of the ground floor is a generous downstairs toilet/utility room, offering excellent additional space and functionality. It is fitted with a WC, a vanity unit with wash hand basin and tiled splashback, as well as plumbing for a washing machine and a further useful storage cupboard.

The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units complemented by worktops incorporating a sink and half with drainer, along with coordinating part tiled walls. There is an integrated oven, a four-ring gas hob with stainless steel extractor over, and space for a large fridge/freezer. A wall-mounted boiler is also housed here, and a door provides direct access to the rear garden.

To the first floor, the landing provides access to the loft space, both bedrooms and the bathroom. Bedroom one is a spacious double room with a front aspect and benefits from useful built-in wardrobes. Bedroom two is another well-proportioned double room, enjoying a rear aspect with views over open countryside.

The bathroom is fitted with a modern three-piece suite comprising a panel bath with both rainfall and handheld shower attachments, a WC and a vanity unit with wash hand basin. The room is finished with tiled walls and flooring, a heated towel rail and a shaver point.

Externally, the property benefits from an enclosed rear garden featuring a patio seating area, lawn and a timber shed, ideal for outdoor relaxation and storage. A gate provides access to the side alleyway. To the front, there are two allocated parking spaces.

Offered for sale with no upward chain, this well-presented home is ready to move in and enjoy! An early viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living/dining Room

18' 4" x 10' 3" (5.60m x 3.14m)

Fitted Kitchen

9' 4" x 13' 7" (2.86m x 4.16m)

First Floor

Landing

Bedroom One

10' 7" x 11' 6" (3.24m x 3.51m)

Bedroom Two

9' 4" x 13' 7" (2.85m x 4.15m)

Bathroom

Parking: Two allocated parking spaces.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band B.

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

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

What3Words & Directions: ///inner.strut.friday

The property is situated on the edge of the Sandylands Estate within walking distance of the Town Centre, close to Kendal train station and also served by a regular bus route into the Town. Turn right off Appleby Road and taking the first left into Auction Close and number 4 is the second property on the right hand side.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: 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).

Agent Note: The property is presently held under an Assured Shorthold Tenancy, due to vacant the property early May.



Bedroom One



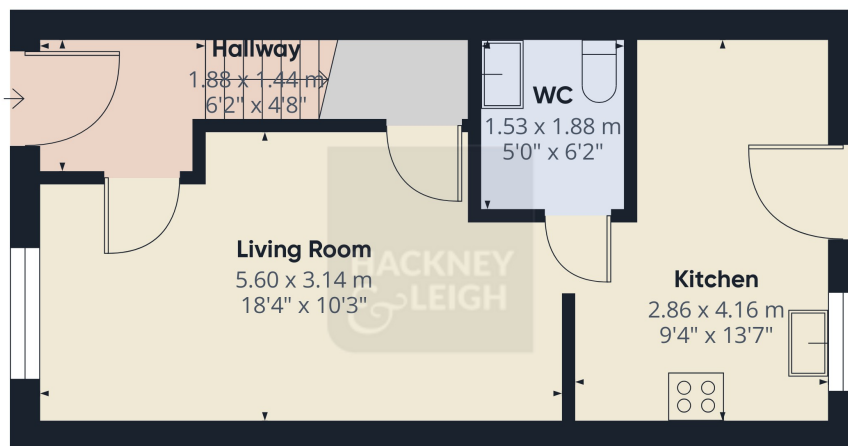
Bedroom Two



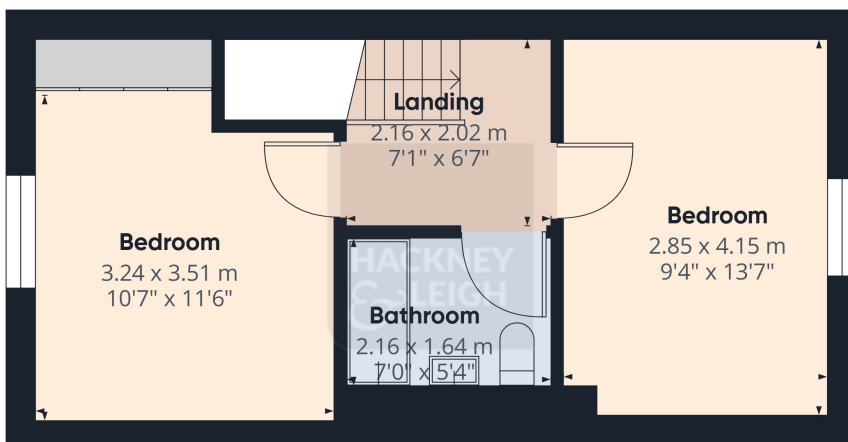
Bathroom



Rear Garden



Floor 0



Floor 1

Approximate total area^m

64.7 m²
696 ft²

(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.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/04/2026.

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