



84 Hallgarth Circle, Kendal
£275,000



84 Hallgarth Circle

Kendal

Situated within a convenient residential area of Kendal, this well presented semi detached home offers spacious accommodation, modern finishes and a practical layout ideally suited to family life. Having been recently redecorated throughout and carpets replaced, the property is ready to move straight into whilst still offering scope for purchasers to make it their own over time.

The accommodation is bright and welcoming throughout. A useful entrance porch provides space for coats, shoes and everyday essentials, creating a practical introduction to the home. To the front of the property is a versatile reception room which could be utilised as a dining room, family room or additional sitting room, whilst to the rear a spacious lounge provides the perfect place to relax. Patio doors open directly onto the garden, allowing natural light to flood the room and creating an excellent connection between the indoor and outdoor space.

The modern fitted kitchen benefits from integrated appliances and provides ample storage and workspace for everyday living. A particularly useful addition is the utility room, a feature not commonly found in similar properties within the area, providing valuable additional storage and practicality.

To the first floor are three bedrooms together with a family bathroom fitted with a bath and overhead shower. The well balanced accommodation offers flexibility for families, home working or those requiring guest accommodation.

Externally, the property enjoys an enclosed rear garden comprising a lawned area and patio seating space. To the front, the current owners have created off road parking, providing a valuable convenience in this popular residential location.

- Well presented semi detached family home
- Modern fitted kitchen with integrated appliances
- Dining room and rear living room with patio doors
- Useful utility room and additional storage space
- Three double bedrooms
- Family bathroom with bath and overhead shower
- Enclosed rear garden with lawn and patio seating area
- Recently redecorated with new carpets throughout
- Off road parking to the front of the property
- Convenient location close to local amenities, schools and transport links

WHAT3WORDS:///noticing.workroom.acting

Council Tax band: C

Tenure: Freehold





PORCH

6' 4" x 2' 10" (1.93m x 0.87m)

HALLWAY

12' 0" x 8' 4" (3.67m x 2.54m)

KITCHEN

11' 7" x 9' 8" (3.53m x 2.95m)

LIVING ROOM

14' 7" x 11' 3" (4.45m x 3.42m)

DINING ROOM

11' 5" x 10' 0" (3.47m x 3.04m)

UTILITY ROOM

13' 5" x 9' 3" (4.10m x 2.82m)

LANDING

5' 7" x 5' 5" (1.69m x 1.66m)

BEDROOM

10' 1" x 11' 7" (3.07m x 3.53m)

BEDROOM

11' 5" x 10' 0" (3.49m x 3.04m)

BEDROOM

8' 5" x 8' 2" (2.57m x 2.50m)

BATHROOM

8' 2" x 3' 11" (2.50m x 1.19m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently **Band C**

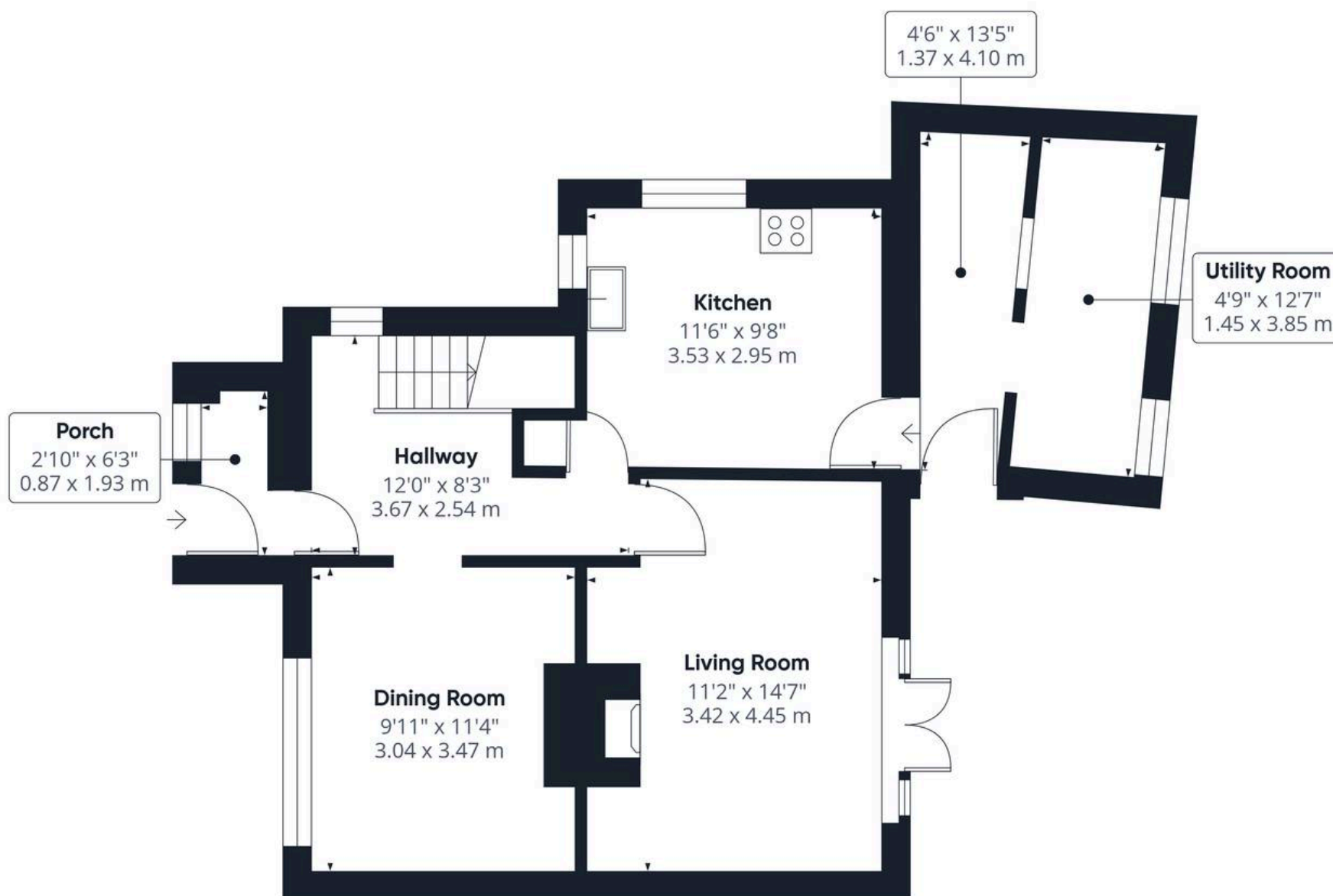
TENURE: FREEHOLD

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Approximate total area⁽¹⁾

592 ft²

55 m²

(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.

GIRAFFE360



Ground Floor



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