



**POOLE  
TOWNSEND**



# Elm Court, Kendal LA9 5PF

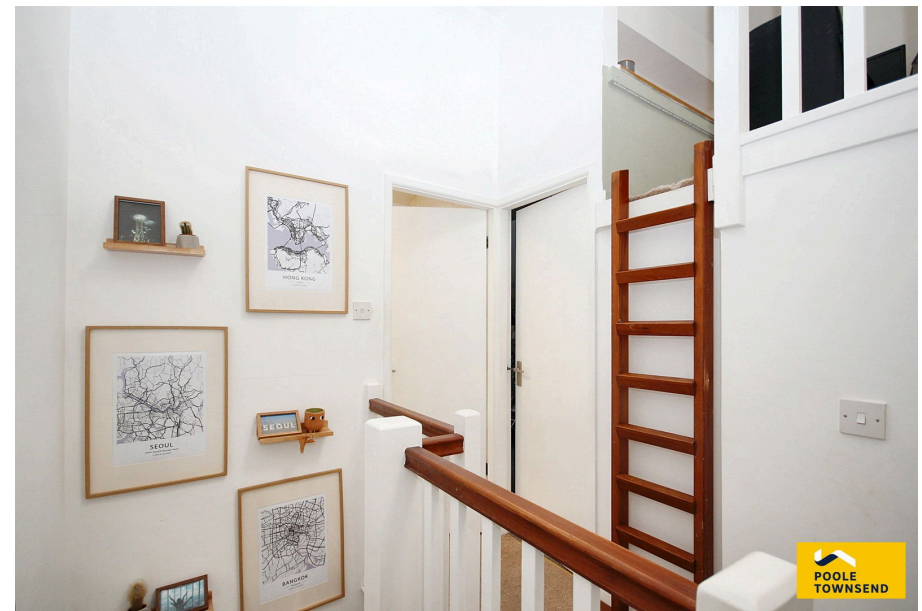
Offers Over £190,000

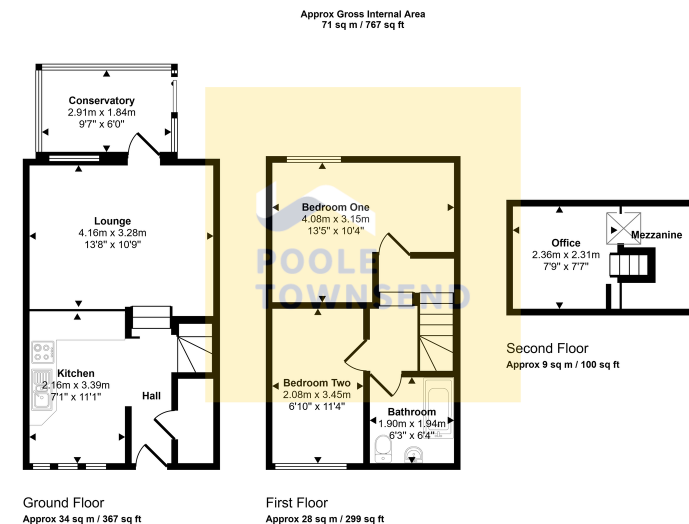
🛏️ 2 🪑 1 🚗 1





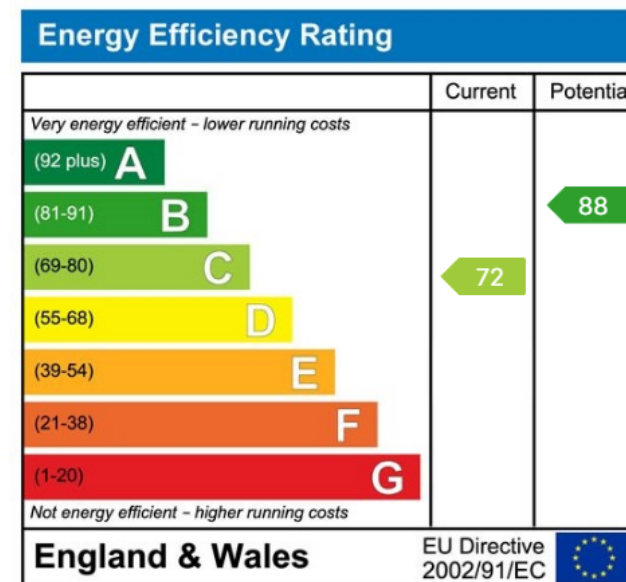
- Mid Terraced House
- 2 Double Bedrooms
- Allocated Parking
- Enclosed Patio
- Tenure: Freehold
- Conservatory Extension
- Mezzanine Levels For Home Office
- Detached Garage
- Outbuilding
- Council Tax Band: B





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Situated in a peaceful location on the northern edge of Kendal, this mid-terraced home offers an ideal first-time purchase or investment opportunity. The accommodation spans two floors and includes a mezzanine level, providing a versatile space perfect for a home office. The ground floor comprises a breakfast kitchen that flows seamlessly into the cosy lounge and conservatory extension. Upstairs, there are two double bedrooms and a modern family bathroom. Outside, the property benefits from an allocated parking space, a detached single garage, and an enclosed patio with a handy storage outbuilding, creating a low-maintenance outdoor space.



Visit us at  
[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)  
[enquiries@pooletownsend.co.uk](mailto:enquiries@pooletownsend.co.uk)

We are open  
 Monday – Friday 9.00 – 5.00  
 Saturday 9.00 – 1.00

Barrow 01229 811811  
 Ulverston 01229 588111  
 Grange 015395 33316  
 Kendal 01539 734455  
 Milnthorpe 015395 62044