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17 Gardiner Bank, Kendal - LA9 4SL

Guide Price £170,000



ARNOLD
GREENWOOD



17 Gardiner Bank

Kendal

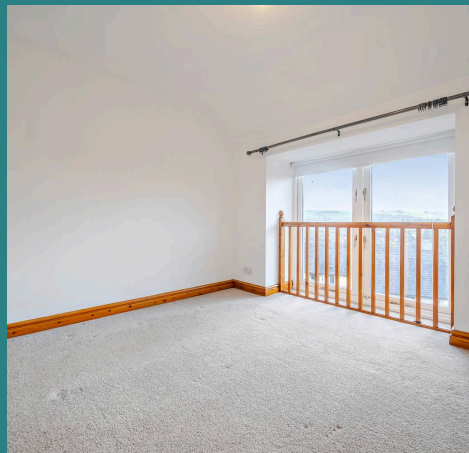
Nestled in the heart of a sought-after neighbourhood, this well presented 2-bedroom mid-terraced house offers a blend of contemporary design and functionality. The property boasts an open plan living space, residents are greeted by a charming balcony providing stunning far-reaching views, perfect for enjoying a morning coffee. The living space is thoughtfully laid out, including a charming Juliette balcony to the master bedroom. Step outside and discover a tranquil communal seating and garden area along with private covered parking. This property is a rare gem on the market, offering the perfect blend of comfort and style, and is being sold with no onward chain, ready for immediate occupancy.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Kitchen / Living / Dining Room

25' 0" x 10' 5" (7.63m x 3.18m)

Balcony

6' 3" x 2' 11" (1.91m x 0.90m)

Bedroom 1

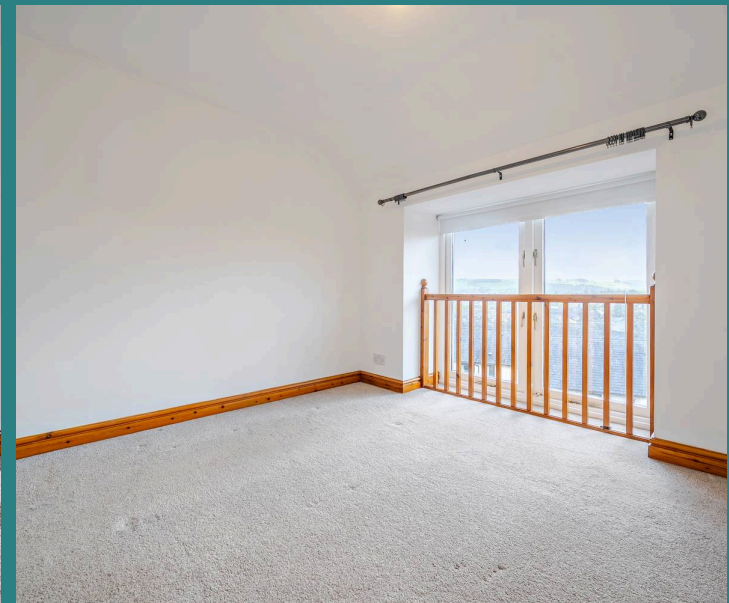
11' 4" x 10' 5" (3.46m x 3.17m)

Bedroom 2

10' 4" x 9' 0" (3.15m x 2.75m)

Shower Room

8' 3" x 3' 10" (2.51m x 1.16m)





Kitchen / Living / Dining Room

25' 0" x 10' 5" (7.63m x 3.18m)

Balcony

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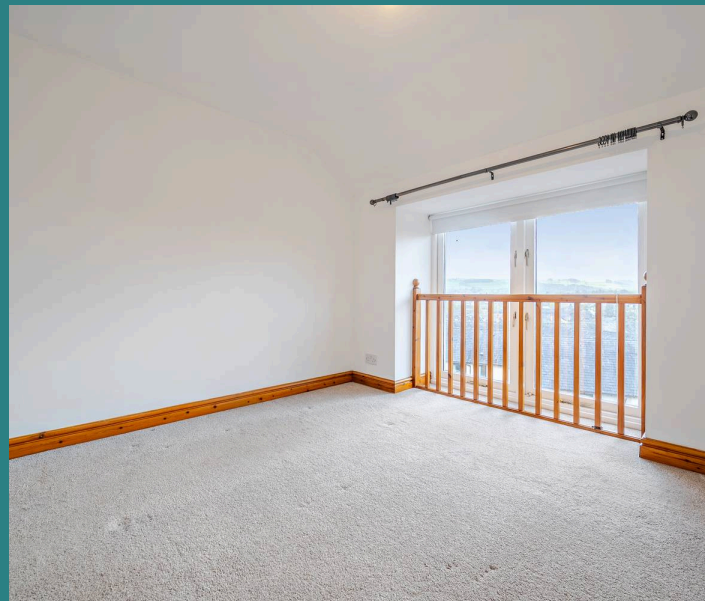
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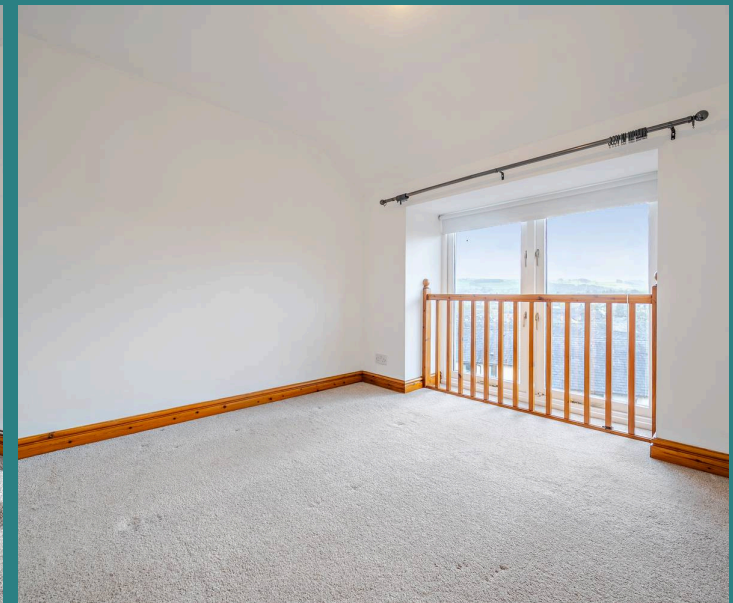
COMMUNAL GARDEN

Communal garden and seating area

CAR PORT

2 Parking Spaces

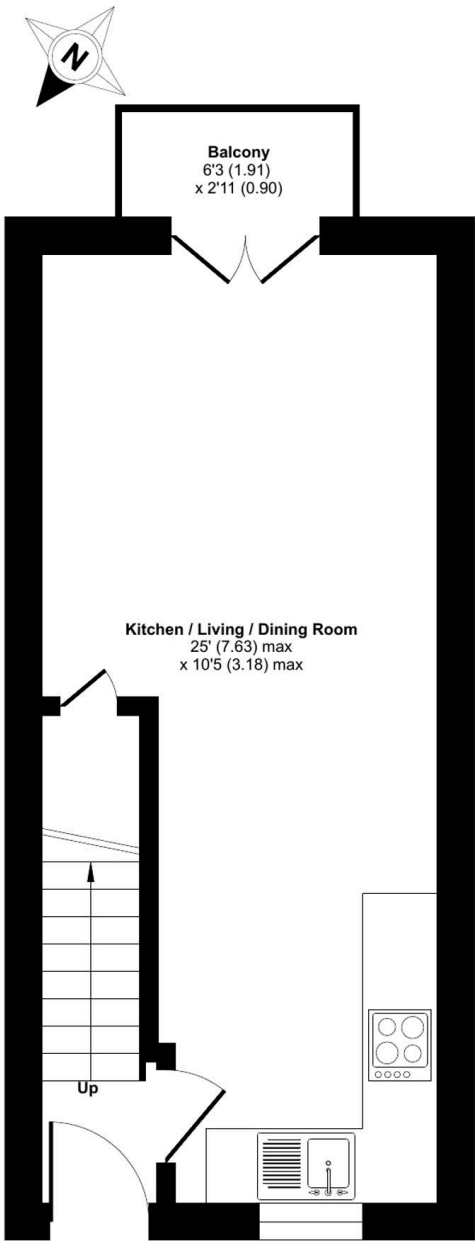
2 private parking spaces and additional visitors parking.



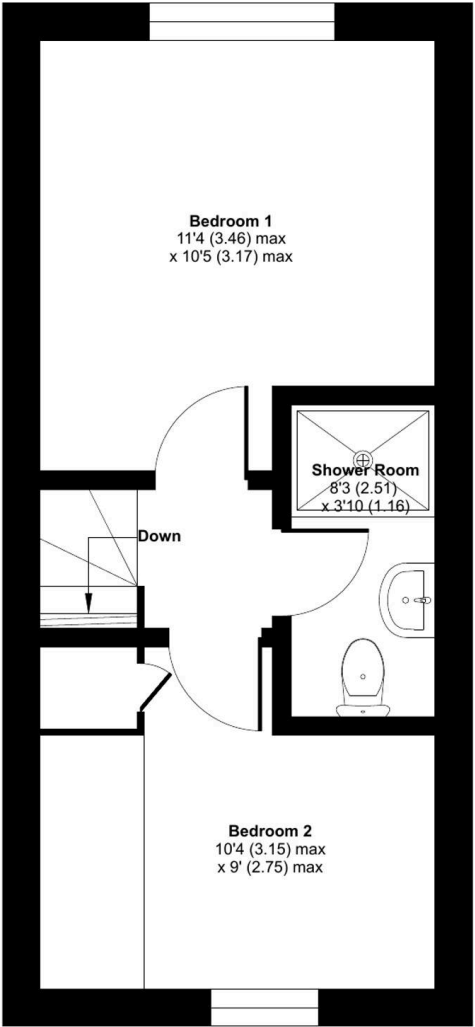
Gardiner Bank, Kendal, LA9

Approximate Area = 522 sq ft / 48.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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