



Kendal

£265,000

11 Ferney Green, Kendal, Cumbria , LA9 4SW

11 Ferney Green is an attractive stone and slate end terrace property, arranged over three spacious floors and offering a fantastic opportunity for a new owner to create a wonderful family home. Conveniently located, the property enjoys scenic views across Kendal and is within easy walking distance of the town centre, offering a wide range of amenities, shops, cafés and services. Kendal Green and a local corner shop are also just a short stroll away. Parking is available directly outside the property, positioned in front of the green.

Requiring modernisation, the property offers excellent scope for improvement and personalisation, while benefiting from gas central heating.

Quick Overview

Attractive stone & slate end terrace

Spacious three-storey accommodation

Scenic views across Kendal

Walking distance to town centre

Three well-proportioned bedrooms

Charming period features

Low-maintenance rear garden

Gas central heating

Parking can be found to the front of the property

Ultrafast broadband speed*



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2



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Ultrafast



On street parking

Property Reference: K7320



Entrance Hall

The front door opens into a welcoming entrance hall featuring attractive archways and a stained-glass front door, with access to the living room, dining room and staircase leading to the first floor.

The light and airy living room enjoys a front aspect with a bay window, alongside a further side aspect window allowing plenty of natural light. The room features an attractive marble fireplace with coal-effect electric fire, complemented by two matching fireside alcoves with glass arches, shelving and storage cabinets. Period features include decorative coving, ceiling rose and picture rail.



Living Room

The dining room overlooks the side and rear yard with sliding windows, and benefits from a useful understairs cupboard. There is a gas fireplace with slate hearth, along with two alcoves - one incorporating a window and the other fitted with shelving and storage cupboards. The room is finished with a picture rail and provides access into the kitchen.

The kitchen overlooks the garden and has a door providing direct access to the outside space. Fitted with a range of wall and base units including display cabinets and wine rack, there are complementary work surfaces with inset sink and drainer, part-tiled walls, space for a freestanding oven with concealed extractor, space for a fridge/freezer and integrated dishwasher.



Dining Room

To the first floor, the landing features a window enjoying the impressive views, with stairs leading to the second floor and access to two bedrooms and a separate WC fitted with a WC and wash hand basin.

Bedroom one is a generous double room with three windows enjoying far-reaching views across Kendal and beyond. The room also benefits from a useful storage cupboard. Bedroom two enjoys a rear aspect and also includes a useful storage cupboard.

Continuing to the second floor, there is access to bedroom three and the shower room.



Kitchen

Bedroom three is another well-proportioned bedroom featuring a Velux roof light and additional window, creating a bright and welcoming space.

The shower room comprises a three-piece suite including; a shower cubicle, wash hand basin and WC. Additional features include fitted base units, a cupboard housing the wall-mounted boiler, tiled walls, Velux roof lights and radiator.

Externally, the property benefits from a low-maintenance rear garden with raised beds, a gate leading to the rear alley and side access providing a pathway around to the front of the property.



Living Room



Kitchen



First floor landing



Views



WC and bedroom two



Bedroom Two

A fantastic opportunity to acquire a characterful period home in a popular Kendal location, offering spacious accommodation and plenty of scope for improvement.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

10' 1" x 15' 5" (3.09m x 4.71m)

Dining Room

13' 4" x 11' 0" (4.08m x 3.37m)

Kitchen

6' 10" x 11' 3" (2.10m x 3.45m)

First Floor

Landing

Bedroom One

13' 9" x 11' 11" (4.20m x 3.65m)

Bedroom Two

10' 4" x 8' 1" (3.17m x 2.47m)

WC

Second Floor

Landing

Bedroom Three

13' 9" x 15' 4" (4.20m x 4.68m)

Shower Room

Parking: On street parking.

Property Information:

Tenure: Freehold.

Tenure: Westmorland and Furness Council - Band

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: [///cats.mats.jeeps](https://www.what3words.com/#!/cats.mats.jeeps)

Travelling north out of Kendal on the Windermere Road, take the right turning onto Green Road opposite the junction with Queens Road. Follow the road round past Kendal Green and the take the first right onto Ferney Green. Number 11 can be found on your right hand side half way down the terraced of houses, overlooking the green.



Bedroom One



Bedroom Three



Rear Garden



Shower Room



Rear Garden

Viewings: Strictly by appointment with Hackney & Leigh.

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Meet the Team

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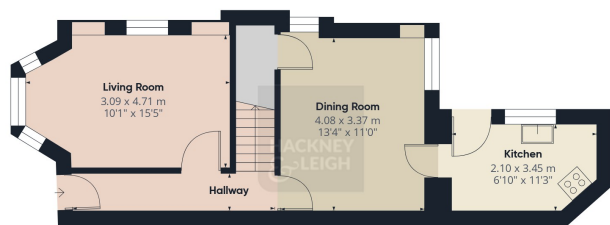


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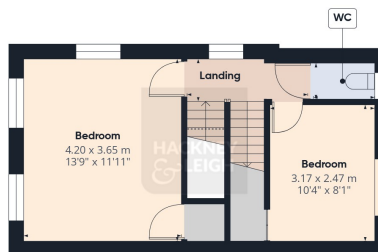


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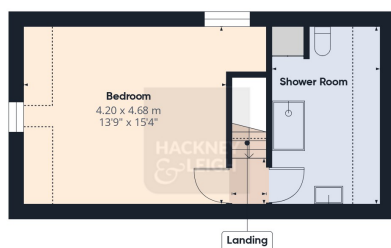
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

107.2 m²
1154 ft²

Reduced headroom

4.7 m²
51 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.

GIRAFFE360

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