



## Kendal

£265,000

1 Garden Street, Kendal, Cumbria, LA9 7EB

Perfectly tucked away, this idyllic two-bedroom Victorian end-terraced property is just a short, level walk into Kendal town centre, offering an excellent blend of characterful period features and tasteful contemporary upgrades. Ideally suited to a range of buyers seeking convenient access to town and its amenities, the property is arranged over two floors and benefits from two reception rooms, a fitted kitchen, two double bedrooms and a spacious bathroom. Externally, there is a pretty front garden, a low-maintenance rear yard and the added advantage of off-road parking for one vehicle.

A welcoming entrance hall sets the tone, featuring an attractive archway, dado rail, staircase to the first floor and wood flooring that continues seamlessly into the reception rooms.

### Quick Overview

- Charming Victorian end terrace
- Short level walk to Kendal town centre
- Two bright reception rooms
- Period fireplaces and character features
- Fitted kitchen with appliances
- Two double bedrooms
- Spacious three-piece bathroom
- Front and rear garden
- Off road parking plus permit parking
- Ultrafast Broadband speed\*



2



1



2



E



Ultrafast



Off road  
parking

Property Reference: K7328





Living Room

The living room is a cosy yet bright space, enhanced by a bay window to the front and an additional side window, allowing for plenty of natural light. A charming fireplace with tiled inset and stone hearth creates a focal point.

The dining room is another inviting reception space, enjoying both rear and side aspects. It features a fireplace with tiled hearth, picture rail, wooden flooring and a useful understairs storage cupboard. A door leads through to the kitchen.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating an inset sink and drainer. Appliances include an integrated oven, four-ring gas hob and there is plumbing for a washing machine along with space for a fridge/freezer. Two windows overlook the rear yard and a door provides direct access outside.

To the first floor, the landing benefits from a roof light, useful storage cupboard with access to the loft space. From here, there are two double bedrooms and the bathroom.

Bedroom one is a well-proportioned double room with a front aspect window, feature fireplace with slate hearth, wood flooring and coving. Bedroom two is also a generous double, enjoying dual aspect windows and wood flooring.

The bathroom is fitted with a three-piece suite comprising; a panelled bath with rainhead shower and attachment, vanity wash basin and WC. It is finished with part-tiled and part-panelled walls, wooden flooring, a window, exposed beam detail and a useful cupboard housing the combination boiler.

Externally, the front garden is beautifully established with mature shrubs, vibrant seasonal flowers and an ornamental tree, all set within an attractive stone border. To the rear, the yard is designed for low maintenance, featuring a water tap and gate providing access to the off-road parking space, a useful outdoor store and bike shed. The property also benefits from one resident's parking permit and one visitor parking permit.

Early viewing is highly recommended to appreciate the character, location and practicality this charming home has to offer.



Dining Room



Kitchen



Bedroom One



**Accommodation with approximate dimensions:**

**Ground Floor**

**Entrance Hall**

**Living Room**

11' 0" x 10' 9" (3.37m x 3.28m)

**Dining Room**

11' 10" x 10' 9" (3.62m x 3.28m)

**Kitchen**

12' 2" x 6' 11" (3.73m x 2.12m)

**First Floor**

**Landing**

**Bathroom**

**Bedroom One**

10' 2" x 14' 0" (3.12m x 4.28m)

**Bedroom Two**

11' 10" x 7' 11" (3.62m x 2.42m)

**Parking:** Off road parking plus permit parking.

**Property Information:**

**Tenure:** Freehold

**Council Tax:** Westmorland and Furness Council - Band C.

**Services:** Mains water, mains electricity, mains gas 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:** [///energy.older.comic](http://energy.older.comic)

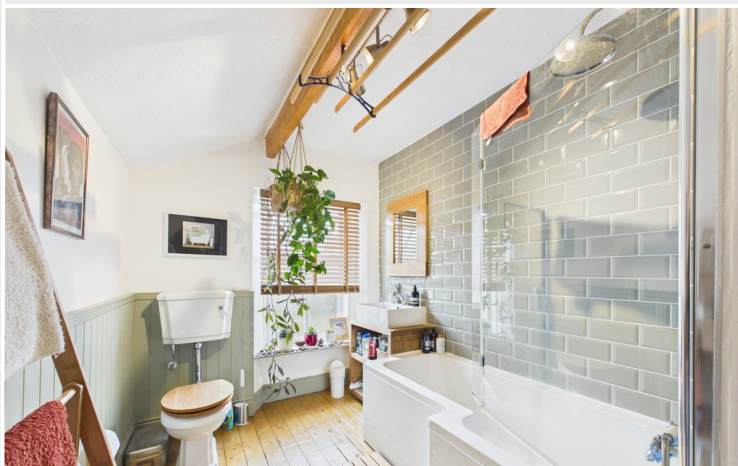
Garden Street can be found by leaving Kendal on Aynam Road, continuing onto Lound Road. Proceed past Lound Street, taking the next left into Garden Road. Follow the road down, Garden Street is then found running parallel on your left hand side. The front is accessed by walking down the central gravelled pathway of this pretty terrace and number 1 is the first property on the left 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom Two



Bathroom



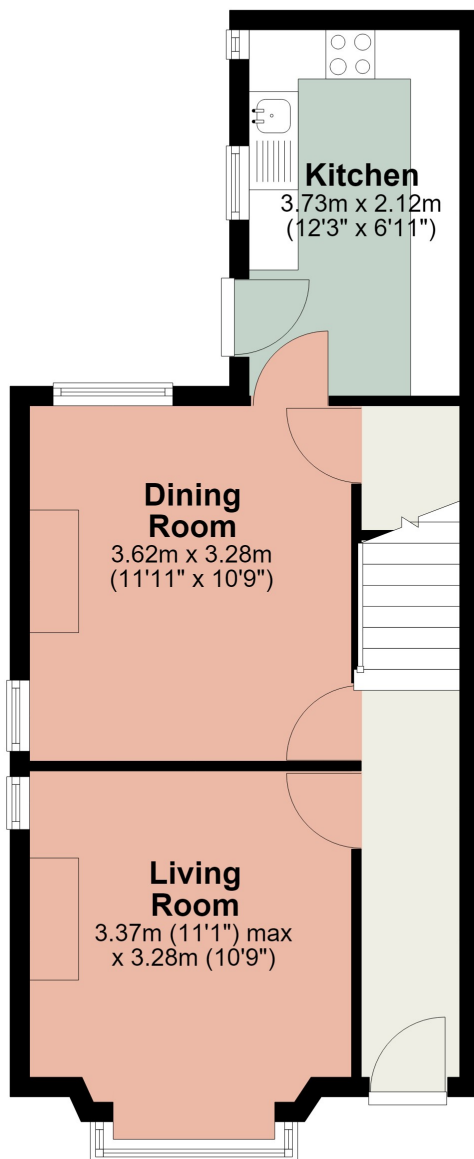
Rear Yard



Off road parking space

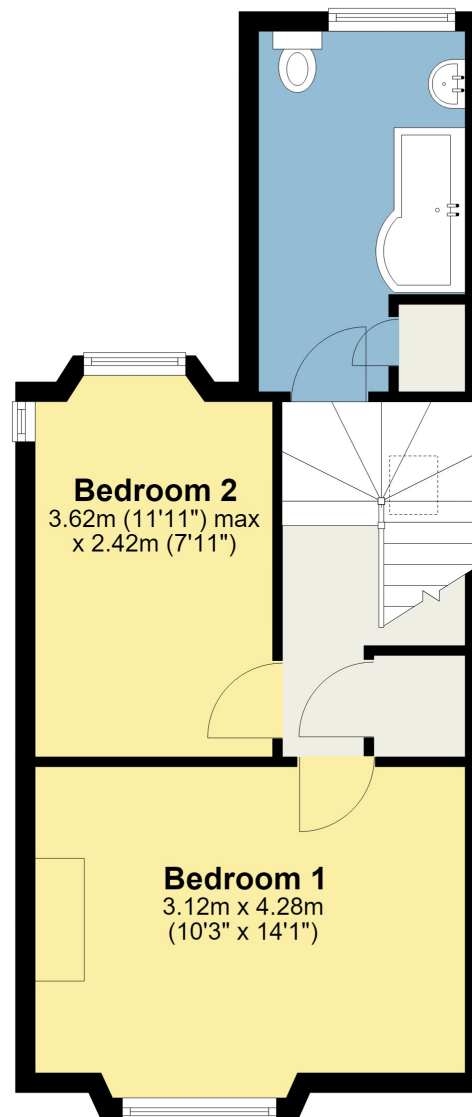
## Ground Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 77.7 sq. metres (836.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

REF:

Plan produced using PlanUp.

**1 Garden Street, Kendal**

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