



**POOLE
TOWNSEND**

High Garth, Kendal, LA9 5NR

£225,000

2 1 1



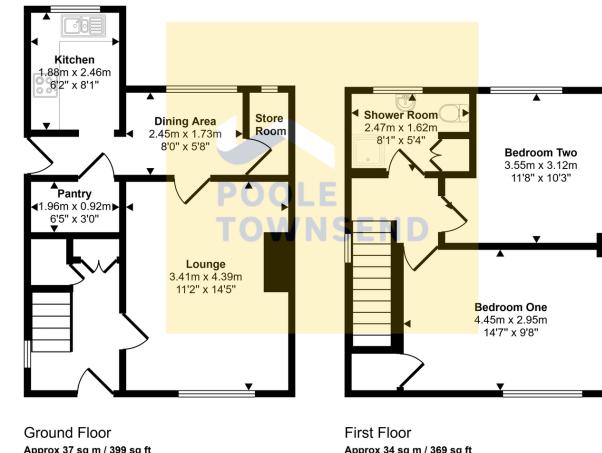
- Semi Detached House
- 1 Reception Room
- Off Road Parking
- Peaceful Position
- Tenure: Freehold
- 2 Bedrooms
- Extensive Gardens
- Stone-Chipped Driveway
- No Chain
- Council Tax Band: B





Positioned on a generous corner plot within a sought-after residential area, this appealing semi-detached home offers excellent space both inside and out and is available with no onward chain. The property benefits from ample off-road parking for several vehicles, extensive gardens and presents an exciting opportunity for extension or development, subject to the necessary planning consents. Inside, the naturally bright and well-proportioned accommodation comprises a cosy lounge, a kitchen with separate dining area, plus a useful pantry and store to the ground floor. Upstairs, there are two comfortable double bedrooms and a modern shower room. Externally, the rear garden features a large sloping lawn, providing the perfect spot to relax and take in the picturesque views of the surrounding countryside and Lakeland fells.

Approx Gross Internal Area
71 sq m / 768 sq ft

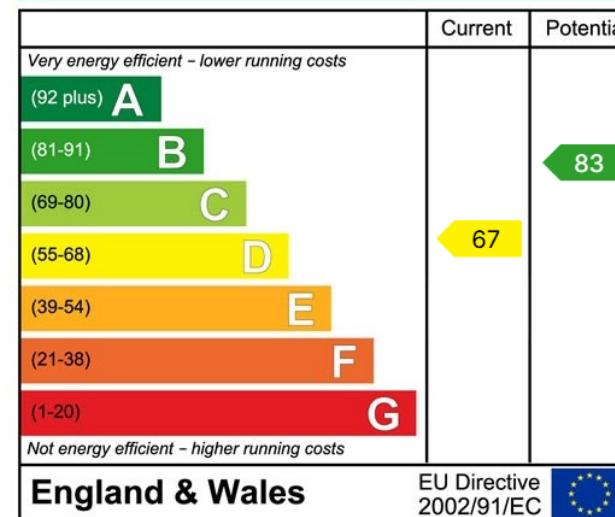


Ground Floor
Approx 37 sq m / 399 sq ft

First Floor
Approx 34 sq m / 369 sq ft

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 Snappy 360.

Energy Efficiency Rating



Visit us at

www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open

Monday – Friday 9.00 – 5.00
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