

20 Kendal Parks Crescent, Kendal

£240,000

Your Local Estate Agents ThomsonHaytonWinkley



20 Kendal Parks Crescent

Kendal

Located in a convenient position in Kendal, close to Oxenholme train station and a range of local amenities, this attractive mid terraced home offers well presented accommodation, two double bedrooms and appealing outdoor space.

The ground floor begins with a spacious living room, where a large window brings in plenty of natural light and a feature fireplace provides an attractive focal point. To the rear, the modern kitchen is fitted with a central island and leads through to the sun room, a particularly appealing addition overlooking the garden, with French doors opening directly onto the outside space.

To the first floor are two double bedrooms, together with a modern bathroom fitted with a shower over the bath which serves the accommodation.

Outside, the property enjoys a paved seating area to the front, while the enclosed rear garden offers a further seating area and an artificial grass section. On-street parking is available, and the location is particularly convenient for Oxenholme train station and the nearby supermarket, with Kendal town centre just a short drive away.

- Attractive mid terraced home in a popular residential location
- Spacious living room with large window and feature fireplace
- Modern kitchen with central island
- Sun room overlooking the rear garden, with French doors opening outside
- Two double bedrooms
- Modern bathroom with shower over the bath
- Enclosed rear garden with seating area and artificial grass section
- Paved seating area to the front
- On-street parking
- Conveniently located close to Oxenholme train station, supermarket, with Kendal town centre a short drive away

WHAT3WORDS:///star.nods.rides
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C









LIVING ROOM
13′ 10″ x 10′ 0″ (4.22m x 3.05m)

KITCHEN
14′ 0″ x 13′ 7″ (4.26m x 4.13m)

SUN ROOM
12′ 6″ x 9′ 1″ (3.80m x 2.77m)

LANDING
5′ 7″ x 5′ 1″ (1.71m x 1.54m)

BEDROOM
12′ 2″ x 9′ 11″ (3.71m x 3.01m)

BEDROOM
10′ 4″ x 8′ 4″ (3.16m x 2.55m)

BATHROOM
7′ 5″ x 5′ 0″ (2.27m x 1.53m)

SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band B

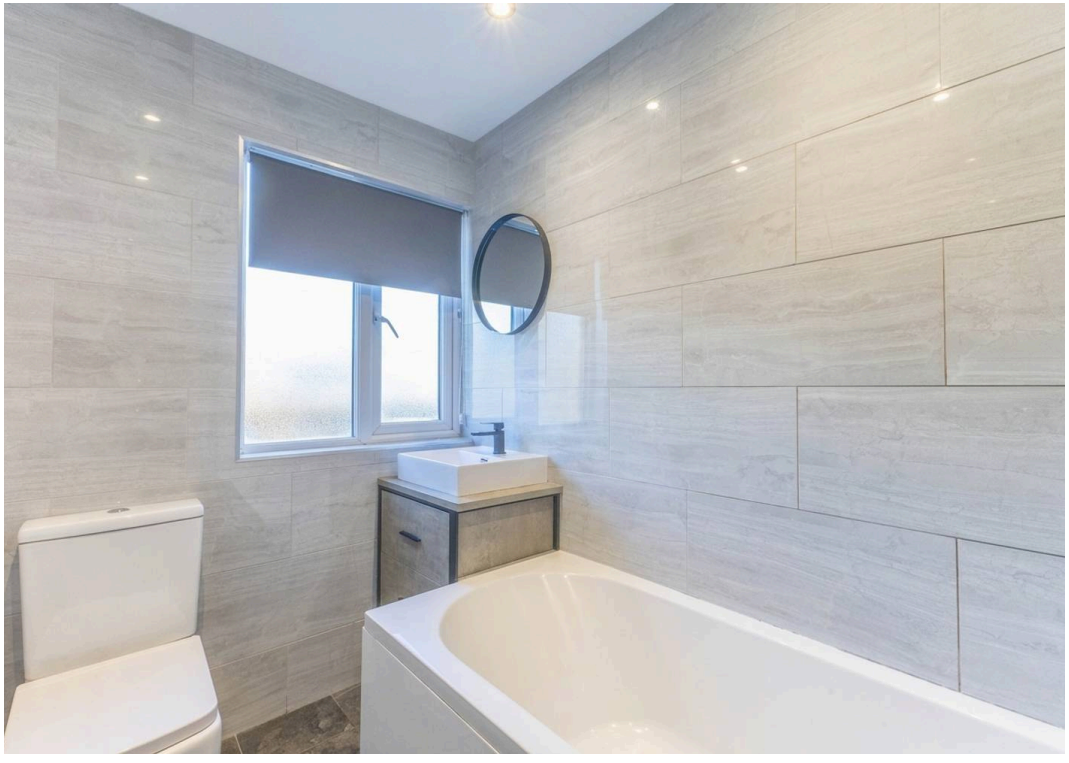
TENURE: FREEHOLD

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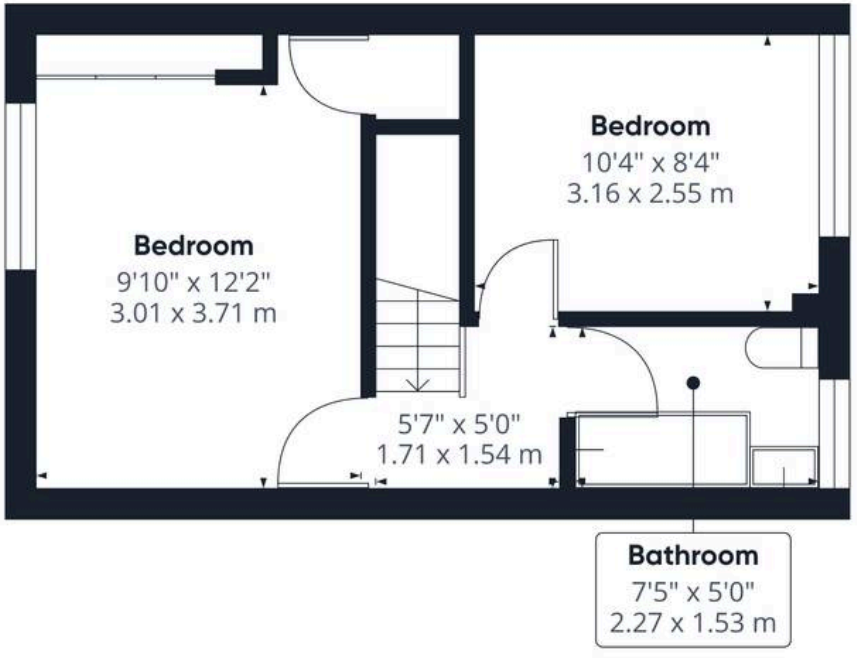








Ground Floor





Floor 1

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Approximate total area(1)

743 ft²

69 m²

(1) Excluding balconies and terraces

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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