



10 Benson Green, Kendal - LA9 4RG

Kendal

Guide Price £200,000

# 10 Benson Green

Kendal, Cumbria

An excellent investment opportunity presents itself with this charming 3-bedroom end of terrace house, setback within a cul-de-sac accessible from Sandes Avenue, within easy reach of riverside walks and Kendal's town centre. The property boasts an upstairs lounge/dining room and kitchen. Downstairs you will find two bathrooms suites, one shower room and a bathroom, three bedrooms, one with patio doors leading out to the patio garden. Allocated parking adds convenience to the property making it suitable for families and professionals alike. With a little upgrading, this house has the potential to become the perfect home, ideal for those seeking a project to place their mark on. No Chain.

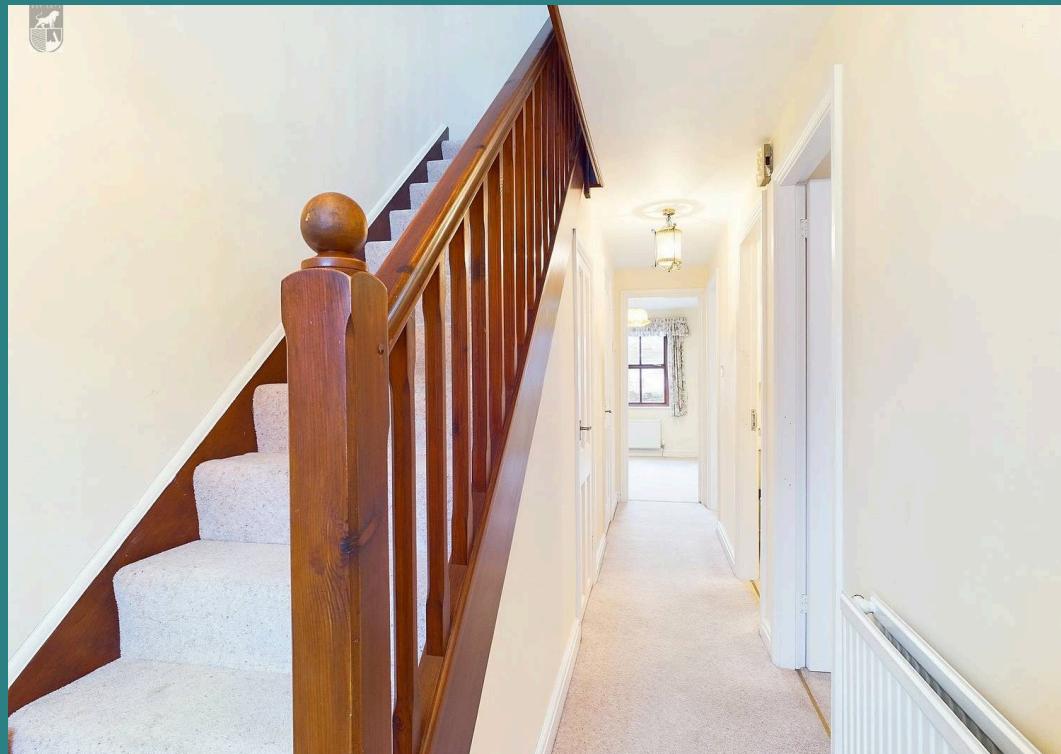
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





## **Entrance Hall**

At the front of the property, an entrance door opens up to stairs that lead up to the living room, 3 bedrooms, a bathroom, an understairs cupboard, and a large walk-in airing cupboard.

## **Bedroom One**

To the front of the property, this bedroom has an en-suite with a ladder radiator.

## **Ensuite**

5' 10" x 4' 6" (1.78m x 1.37m)

Three piece ensuite shower suite. W.C. Handbasin and shower cubicle.

## **Bedroom Two**

This bedroom has patio doors which lead to the rear garden.

## **Bedroom Three**

Single room to the rear aspect of the property.

## **Bathroom**

Three piece suite with no shower.

## **Lounge**

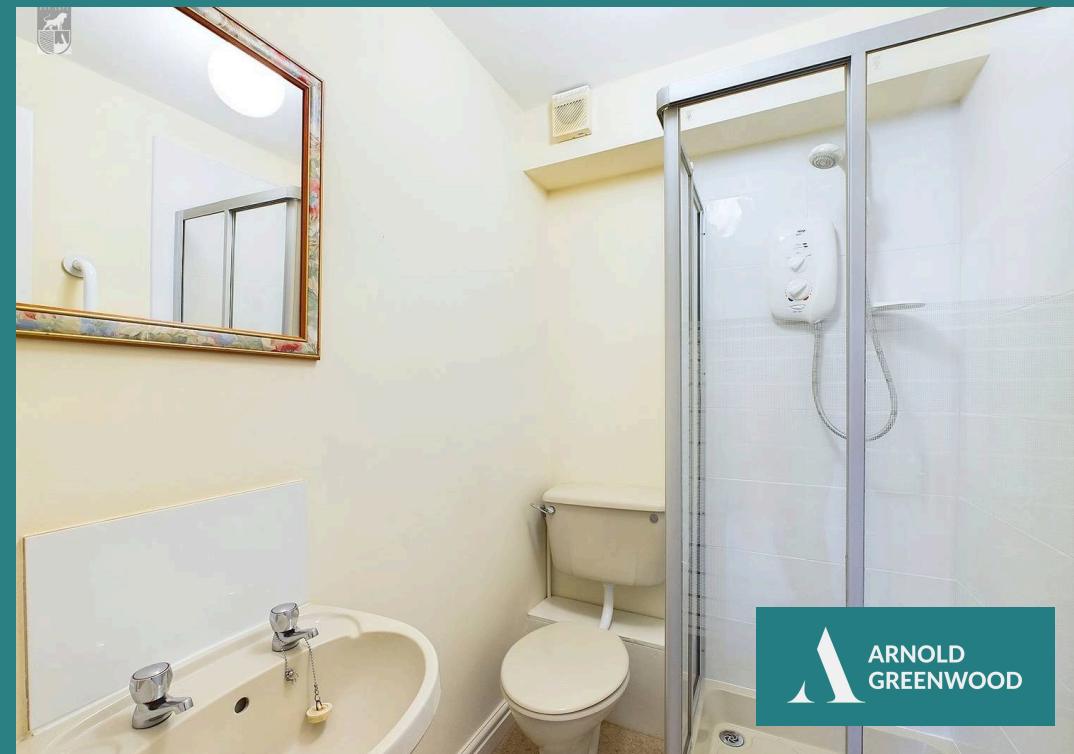
As you make your way upstairs, you will find yourself in the open lounge/dining area. There is a velux window to the rear in the dining area and two windows to the front aspect in the lounge. You can gain access to the part-boarded attic here with a ladder.

## **Kitchen**

The kitchen comprises a Velux window, freestanding cooker, space for a washing machine, a 1 1/2-bowl stainless steel sink, and a Worcester boiler.







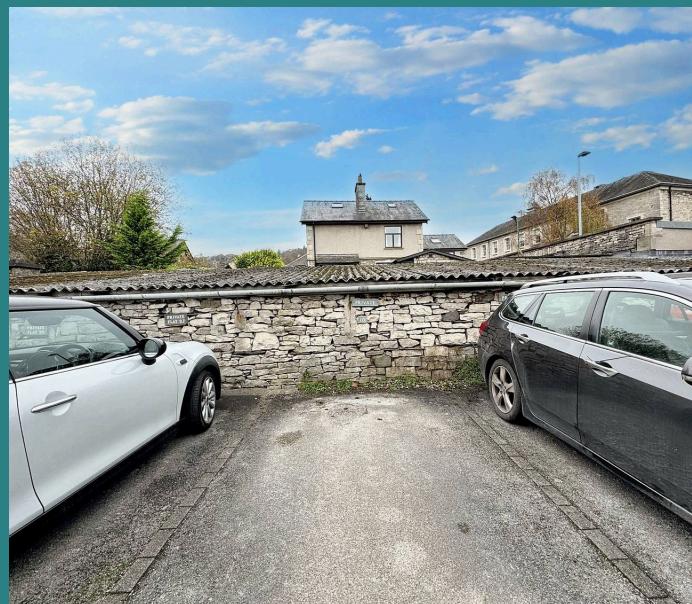
## GARDEN

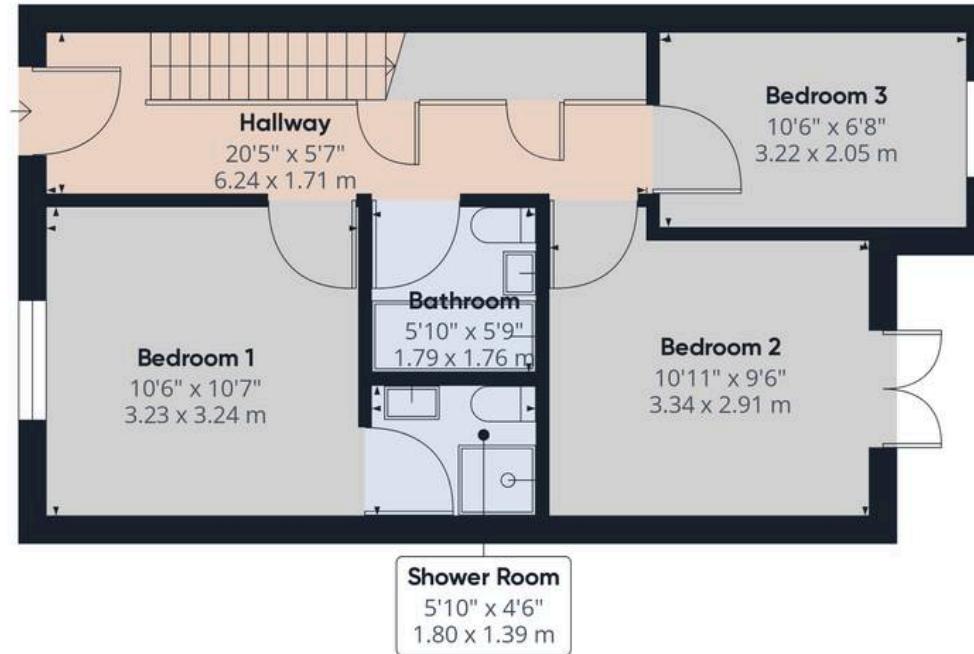
Enclosed gravel and paved garden

## Allocated parking

1 Parking Space

Gas central heating





Floor 1



## Arnold Greenwood Estate Agents

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