



**POOLE  
TOWNSEND**

# Lingmoor Rise, Kendal, LA9 7NU

£119,500

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- Well-Maintained First Floor Flat
- Neutral Décor & New Carpets
- Well-Equipped Kitchen
- Communal Parking & Outdoor Drying Area
- EPC Rating: D
- Offering Bright & Spacious Accommodation
- Generously Sized Lounge/Diner
- Ideal First Time Buy or Rental Investment
- No Onward Chain
- Council Tax Band: A





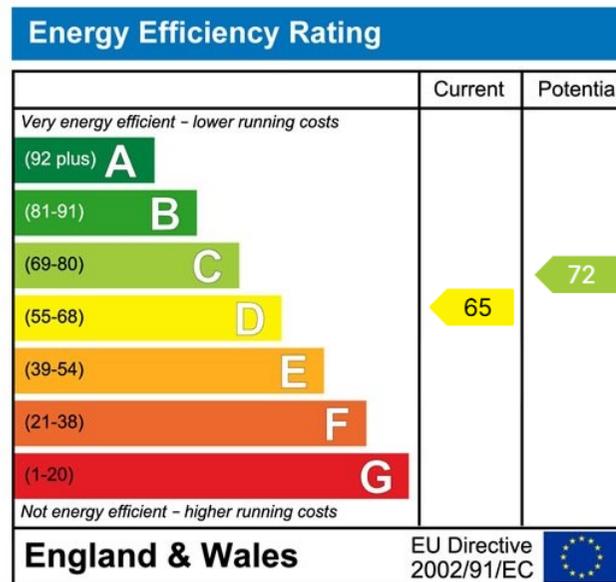
Approx Gross Internal Area  
46 sq m / 498 sq ft



Floorplan

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.

Nestled within a peaceful and well-established residential development, this well-maintained first-floor flat offers bright, spacious accommodation and is ideal for first-time buyers. Tastefully decorated in neutral tones, the home has been recently re-carpeted throughout and features a modern replacement kitchen and updated central heating system. The generous open-plan living and dining area, complete with an electric fire, creates a warm and welcoming atmosphere, flowing effortlessly into a well-appointed breakfast kitchen. The accommodation includes a double bedroom with built-in wardrobes, a three-piece bathroom suite, and the added benefit of two useful store rooms. Externally, the property offers off-road parking and a dedicated outdoor drying area. Offered with no onward chain.



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Barrow 01229 811811  
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