

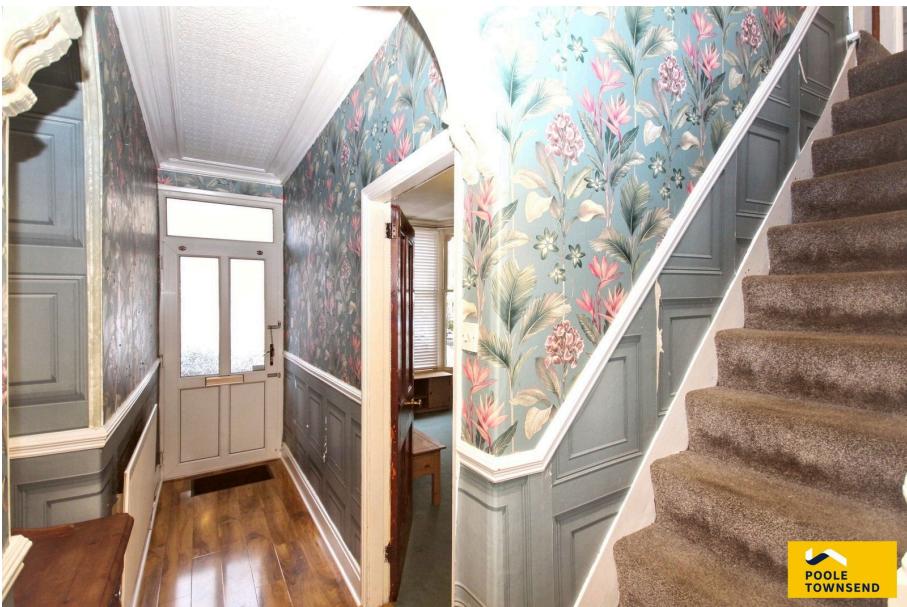


**POOLE
TOWNSEND**

West Street, Kendal, LA9 5QL

£280,000

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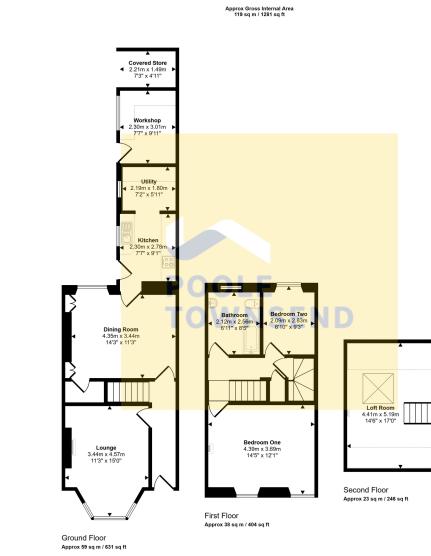


- Traditional Stone Built Mid Terraced House
- 2 Bedrooms plus Loft Room
- Patio Garden
- No Chain
- Tenure: Freehold
- 2 Reception Rooms
- Many Period Features Retained
- Workshop & Store
- Short Walk to Town Centre
- Council Tax Band: C





Situated on the edge of the thriving market town of Kendal, this traditional stone-built mid-terraced property is offered with no onward chain. Retaining many period features, it offers generously proportioned, naturally light accommodation. The ground floor comprises a cosy, bay windowed living room and a family dining/sitting room, each with a capped gas connection point, alongside a separate kitchen with utility area. On the first floor, there are two bedrooms and a bathroom, with concealed stairs leading to a developed loft providing an additional loft room and access to eaves storage. Outside, a walled courtyard patio offers space for a table, chairs and potted plants, with access to a workshop fitted with electric light and power, as well as an open store.



Ground Floor Approx 93 sq m / 101 sq ft

First Floor Approx 39 sq m / 424 sq ft

Second Floor Approx 23 sq m / 248 sq ft

Overall Gross Internal Area
- 153 sq m / 1654 sq ft

This drawing 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. Areas of rooms such as bathroom, kitchen and any other room are representative only and may not be to scale. Refer to the floor plans. Made with Money Money 3D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		55
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Visit us at

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We are open

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