



Kendal

£295,000

11 Rosemede Avenue, Kendal, Cumbria, LA9 6DH

Tucked away on a private cul-de-sac, within easy walking distance of local shops, schools, and everyday amenities, this traditional 1930's semi detached property offers a lovely balance of character, comfort and convenience. Enjoying a pleasant residential setting, the property is well presented throughout and ready to move straight into. Internally, it offers a thoughtful and practical layout with light-filled living spaces, including a welcoming living room, fitted kitchen and spacious dining area, along with three well-proportioned bedrooms. Complemented by appealing gardens, off-road parking and a detached garage, this is a home well suited to a range of buyers.

Quick Overview

- Traditional 1930's semi-detached property
- Living room with log burner
- Modern fitted kitchen with integrated appliances
- Spacious dining room
- Three bedrooms
- Contemporary bathroom
- Front and rear gardens
- Detached garage and off road parking
- Convenient location
- Ultrafast Broadband speed*



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Ultrafast
Broadband
Available



Garage &
Driveway parking

Property Reference: K7265



Entrance Hall



Living Room



Living Room



Dining Room

Entering through the front door, you are welcomed into a hallway with stairs rising to the first floor, a decorative picture rail and attractive flooring that flows through into the kitchen.

The living room, positioned to the front of the property, is a cosy and inviting space featuring a bay window with an aspect to the front. A charming fireplace with wood-burning stove sits on a slate hearth with a wooden mantel, flanked by useful alcoves, creating a warm focal point.

To the rear, the kitchen is bright and well-appointed, fitted with a range of sleek wall and base units with complementary work surfaces with matching uplifts and inset sink and half with drainer. Integrated appliances including an oven, four-ring induction hob with stainless steel extractor and dishwasher. Additional features include a useful storage cupboard, two Velux roof windows enhancing the natural light, a window overlooking the driveway and a door providing access to the outside. The kitchen opens seamlessly into a spacious dining room, creating a sociable and versatile space ideal for both everyday living and entertaining, complete with a picture rail and sliding patio doors leading out to the rear garden.

Upstairs, the landing provides access to all three bedrooms, the house bathroom, loft space and benefits from a window, picture rail and downlighting. The main bedroom is a spacious double with a pleasant rear aspect and cupboard housing the Ideal wall mounted boiler, while the second bedroom is another well-proportioned double to the front featuring a bay window. The third bedroom, also front-facing, is a comfortable single room, ideal as a nursery, home office or guest room.

The modern bathroom is finished with part-tiled walls, tiled flooring, a heated towel rail and two windows. It is fitted with a three-piece suite comprising a bath with shower over, a vanity unit with wash hand basin and WC.

Externally, the property continues to impress with well-maintained outdoor space. To the front, there is a lawned garden with decorative stone and a driveway providing off-road parking, leading to a detached garage, with the property also benefiting from ownership of the land/road directly to the front, providing additional parking. The garage is equipped with an electric roller door, as well as power and lighting. There is also an external storage cupboard with plumbing for a washing machine and an outside tap. To the rear, the garden offers a private and pleasant setting, with a patio seating area, lawn, and established trees and shrub borders, ideal for relaxing or entertaining.

A well-balanced home in a tucked-away yet convenient location, offering comfortable living both inside and out. Early viewing is recommended.

Accommodation with approximate dimensions:

Ground Floor



Dining Room



Kitchen



Kitchen

Entrance Hall

Living Room 11' 8" x 10' 11" (3.58m x 3.33m)

Kitchen 7' 3" x 16' 2" (2.22m x 4.95m)

Dining Room 10' 11" x 12' 3" (3.33m x 3.75m)

First Floor

Landing



First Floor Landing

Bedroom One 11' 3" x 12' 9" (3.45m x 3.90m)

Bedroom Two 11' 1" x 12' 4" (3.40m x 3.76m)

Bedroom Three 6' 7" x 6' 9" (2.03m x 2.06m)

Bathroom

Detached Garage

Parking: Off road parking.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band C.

Services: Mains gas, mains water, mains electricity and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///snares.backers.adverbs](https://www.what3words.com/snares.backers.adverbs)

Leaving Kendal on the A6 Shap Road, proceed past the turning to Mintsfeet Road and Rosemede Avenue is then the first turning on your left. Follow the private road up and number 11 can be found on your right towards the head of the cul-de-sac.

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom Two



Bedroom Three

Request a Viewing Online or Call 01539 729711



Bedroom One



Bathroom



Rear Garden



Rear External



Front Aspect

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

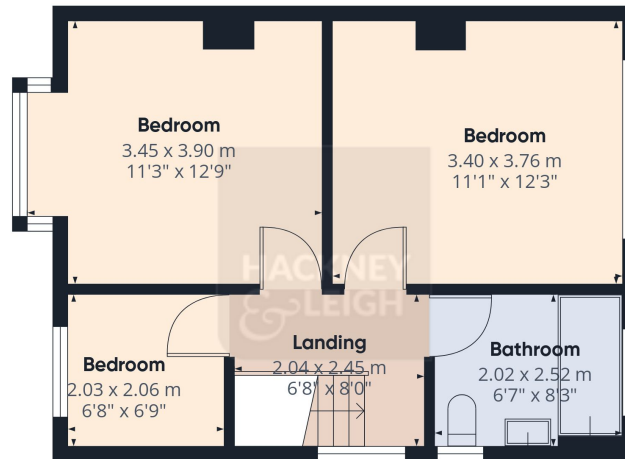


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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
82.2 m²
886 ft²

(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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Request a Viewing Online or Call 01539 729711