



**POOLE
TOWNSEND**

Milnthorpe Road, Kendal, LA9 5HE

£320,000

 3  1  2



- Semi-Detached House
- 2 Reception Rooms
- Garage
- Off-Road Parking
- Tenure: Freehold
- 3 Double Bedrooms
- Charming Front & Rear Gardens
- Modern Bathroom Suite
- Prime Location Near Town Centre
- Council Tax Band: D



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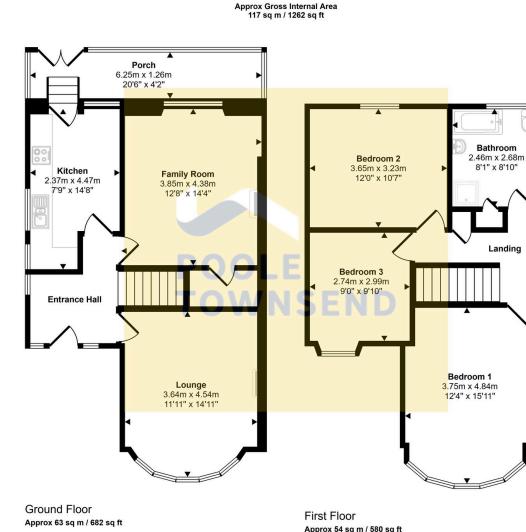


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Prominently located alongside Milnthorpe Road, one of the primary routes leading into the sought after Lakeland town of Kendal. This attractive looking home is set on a corner plot, offering an enclosed garden to the front and side with hard landscaping to the rear where there is a larger than average garage. The accommodation is well proportioned and features two reception rooms and a kitchen with ample space for a dining table, a large heated porch, a landing that leads you to a smartly modernised bathroom and three double bedrooms. The property could be further improved through modernising and redecoration. No upper chain.



Ground Floor
Approx 63 sq m / 682 sq ft

First Floor
Approx 54 sq m / 580 sq ft

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Visit us at

www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open

Monday – Friday 9.00 – 5.00
Saturday 9.00 – 1.00

Barrow 01229 811811

Ulverston 01229 588111

Grange 015395 33316

Kendal 01539 734455

Milnthorpe 015395 62044