



Burton-in-Kendal

£205,000

8 Glebe Close, Burton-in-Kendal, Carnforth, LA6 1PL

Tucked away in a pleasant cul-de-sac, this wonderful mid terraced home offers well presented accommodation, garden and the benefit of both allocated and visitor parking. Located in the popular village of Burton-in-Kendal, the property would make an ideal purchase for first-time buyers or those looking for a comfortable and manageable home with scope to add their own personal touch.

The property has also benefited from a number of improvements within the last five years, including new windows, doors, wooden flooring and a modern kitchen.

Quick Overview

Wonderful Mid Terraced Home

Sought After Village Location

Well Appointed Accommodation

Scope for Personalisation

Ideal First Time Buy

Close to Local Amenities & Transport Links

Allocated & Visitor Parking

Low Maintenance Garden

No Onward Chain

Ultrafast Broadband Available



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Ultrafast
Broadband*



Allocated &
Visitor Parking

Property Reference: KL3696



Living Room



Living Room



Kitchen/Dining Room



Garden

Step through the front door into the entrance hall, where there is space for coats and shoes, along with stairs leading to the first floor. To the left is the living room, a bright and welcoming space with a window to the front aspect allowing plenty of natural light to fill the room. There is ample space for furniture and a useful understairs cupboard for additional storage.

Double doors open through to the kitchen/dining room, with space for a dining table. The kitchen, which has been updated in recent years, is fitted with a range of wall and base units with complementary worktops and upstands, along with space for appliances. Double doors open out to the rear garden, which has gravel and patio seating areas, ideal for enjoying the warmer months. A gate at the rear provides convenient access for bins.

Upstairs, the landing benefits from a useful airing cupboard. Bedroom one is a double room with integrated wardrobes, space for additional furniture and a window overlooking the front. Bedroom two is a smaller double, also featuring integrated wardrobes and enjoying a pleasant outlook over the rear garden.

Finally, the bathroom comprises a bath with shower over, W.C. and pedestal sink.

Overall, this charming home is well presented throughout and offers a wonderful opportunity for the new owner to move in while still having the potential to personalise to their own tastes and requirements.

Accommodation with approximate dimensions:

Ground Floor

Living Room 13' 2" x 11' 3" (4.01m x 3.43m)

Kitchen/Dining Room 7' 3" x 14' 6" (2.21m x 4.42m)

First Floor

Bedroom One 10' 3" x 11' 3" (3.12m x 3.43m)

Bedroom Two 10' 5" x 8' 1" (3.18m x 2.46m)

Property Information

Parking

One allocated space and visitor parking.

Tenure

Freehold (Vacant possession upon completion).

Services

Mains gas, water, drainage and electricity.

N.B

A gate in the rear garden provides access for bins.



Living Room



Kitchen/Dining Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

Council Tax

Westmorland and Furness Council. Band B.

Energy Performance Certificate

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What3Words [///tiny.master.desktops](https://www.what3words.com/#!/tiny.master.desktops)

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Bedroom One



Bathroom



Garden



Rear Aspect

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Meet the Team

Richard Harkness M.R.I.C.S

Branch Manager & Property Valuer

Tel: 015242 72111

Mobile: 07971 911357

richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Negotiator

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Negotiator

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Justine Cook

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



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Call **015242 72111** or request online.

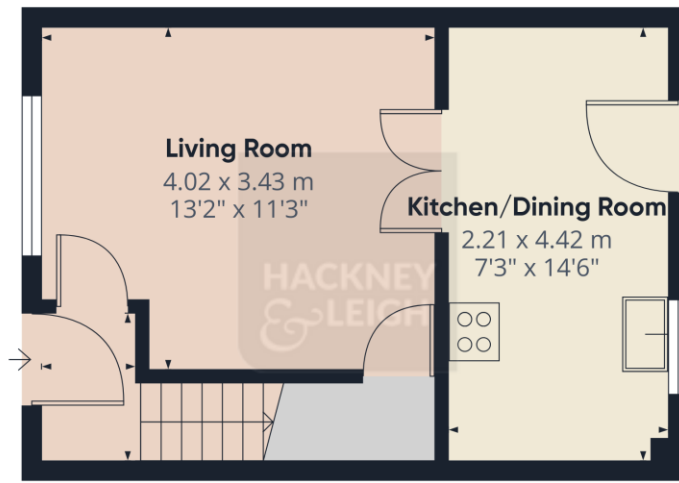


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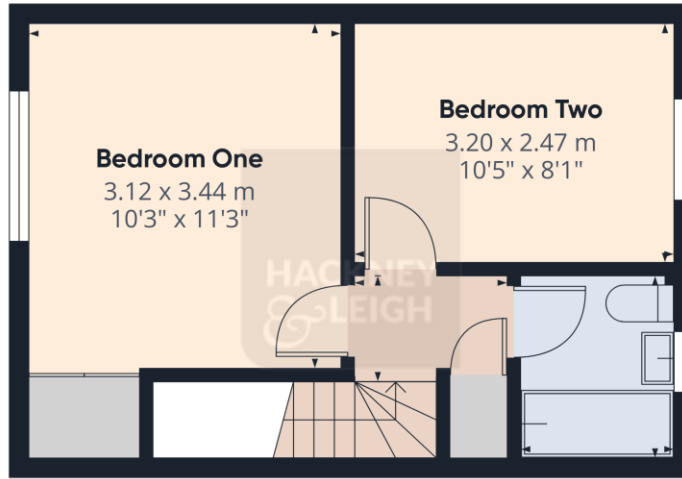
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Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



Floor 0

Approximate total area^m
52.3 m²
562 ft²



Floor 1

(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.

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