



83 Appleby Road, Kendal
£325,000



83 Appleby Road

Kendal

Located on the outskirts of Kendal, this spacious stone built mid terrace home enjoys a convenient setting within easy reach of supermarkets, schools, the town centre and train station.

Arranged across three floors, the property offers well proportioned and versatile accommodation together with outdoor space, parking and a garage, making it well suited to a range of buyers. Well presented throughout, the home combines character and practicality within a popular residential setting.

The ground floor accommodation includes a bright and comfortable lounge creating a welcoming space for relaxing and everyday living, while the fitted kitchen offers good storage and workspace suited to modern day life. The property offers a well balanced layout throughout, creating a comfortable and practical flow between the living spaces.

To the upper floors, the property offers three bedrooms together with a versatile attic room currently utilised as a home office, offering flexibility for home working or hobbies. The family bathroom serves the accommodation, while the layout across all three floors creates a spacious and adaptable home suited to a variety of needs.

Externally, the property benefits from a paved rear garden together with a front seating area, both designed for ease of maintenance and outdoor enjoyment. To the rear, there is the added benefit of parking and a garage providing useful storage and off-road parking.

- Spacious three bedroom stone built mid terrace home arranged across three floors
- Fitted kitchen offering good storage and workspace for everyday living
- Bright and comfortable lounge creating a welcoming living space
- Well proportioned layout with flexible accommodation throughout
- Three bedrooms together with a versatile attic room currently utilised as a home office
- Family bathroom serving the accommodation
- Paved rear garden together with a front seating area offering low maintenance outdoor space
- Garage and rear parking providing useful storage and off-road parking
- Well presented throughout with spacious accommodation suited to a range of buyers
- Conveniently positioned on the outskirts of Kendal close to supermarkets, schools, the town centre and train station

WHAT3WORDS://hinders.nerves.snappy

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



HALLWAY

13' 11" x 5' 10" (4.24m x 1.77m)

LIVING ROOM

14' 2" x 10' 10" (4.33m x 3.31m)

DINING ROOM

13' 11" x 9' 8" (4.24m x 2.95m)

KITCHEN

16' 0" x 6' 4" (4.88m x 1.93m)

LANDING

8' 0" x 2' 11" (2.43m x 0.88m)

BEDROOM

12' 3" x 9' 11" (3.73m x 3.02m)

BEDROOM

12' 2" x 9' 1" (3.72m x 2.78m)

BEDROOM

7' 6" x 7' 2" (2.29m x 2.19m)

BATHROOM

8' 6" x 7' 6" (2.59m x 2.29m)

ATTIC

16' 2" x 13' 11" (4.93m x 4.23m)

GARAGE

18' 1" x 10' 0" (5.51m x 3.05m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band C

TENURE: FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This includes identifying the following:
Anti-Money Laundering: Beneficial







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