



# Kendal

£240,000

31 Blea Tarn Road, Kendal, Cumbria , LA9 7NA

31 Blea Tarn Road is a well-presented terraced home offering a practical and easy-to-manage layout. The accommodation briefly comprises an entrance porch, hall, a light and airy living room, a fitted kitchen with patio doors opening to the rear garden, three bedrooms and a house bathroom. The property also benefits from a fully boarded loft space, which is carpeted and fitted with lighting, providing excellent additional storage.

Situated on the southern edge of Kendal, this charming three-bedroom home is an ideal opportunity for first-time buyers or young families. It is conveniently located within walking distance of Oxenholme Train Station and offers quick access to Junction 36 of the M6. Local parks, supermarkets and reputable schools are all close by, making it a practical and family-friendly location.

## Quick Overview

Well presented mid terrace property

Living room and fitted kitchen

Three bedrooms

Three piece bathroom

Front and rear gardens

Gas central heating

Close to Local Transport Links

Convenient location

Suited for first time buyers and young families

Ultrafast Broadband Speed\*



3



1



1



D



Ultrafast



On street parking

Property Reference: K7219



Living Room



Kitchen



Kitchen



Bedroom One

On entering, the hall provides access to the living room and stairs to the first floor. The living room is bright and welcoming, with a picture window to the front, a feature fireplace with a wooden mantel and polished hearth and a gas fire.

The fitted kitchen features coordinating units with part-tiled walls and a large breakfast bar which can comfortably seat up to four people. Integrated appliances include an oven, a five-ring gas hob with extractor, and a fridge/freezer, while a wall-mounted gas boiler is also located here. Patio doors provide access to the rear garden.

Upstairs, there are three bedrooms and a family bathroom. The principal bedroom is a double room to the front with a built-in cupboard, while the second bedroom is a double room to the rear. The third bedroom is a single room to the front with a built-in wardrobe. The bathroom is fitted with a panel bath with shower over, a vanity unit with wash hand basin, and a WC, finished with tiled walls and floor and a window to the side.

Outside, the property benefits from front and rear gardens. The front garden features a lawn with a mature tree and shrub border, with a path and steps leading to the front door. The low-maintenance rear garden is tiered and paved, with a timber shed and a gate providing access to the rear alley.

This property offers a fantastic opportunity to secure a well-located and well-presented family home. Call now to arrange a viewing.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

12' 4" x 13' 4" (3.78m x 4.07m)

Kitchen

9' 10" x 16' 3" (3.02m x 4.96m)

First Floor

Landing

Bedroom One

13' 10" x 9' 6" (4.23m x 2.90m)

Bedroom Two

10' 1" x 9' 4" (3.09m x 2.85m)

Bedroom Three

8' 7" x 6' 7" (2.62m x 2.03m)

Bathroom

Parking: On street parking

Property Information:

Tenure: Freehold

Request a Viewing Online or Call 01539 729711

**Council Tax:** Westmorland and Furness Council - Band B

**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:** [///paints.chain.king](http://paints.chain.king)

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Bedroom Two



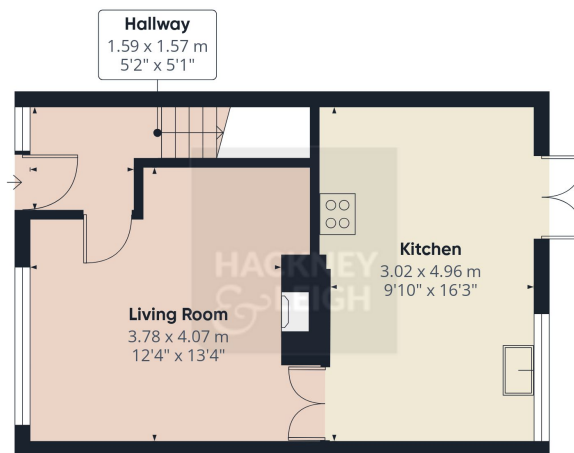
Bedroom Three



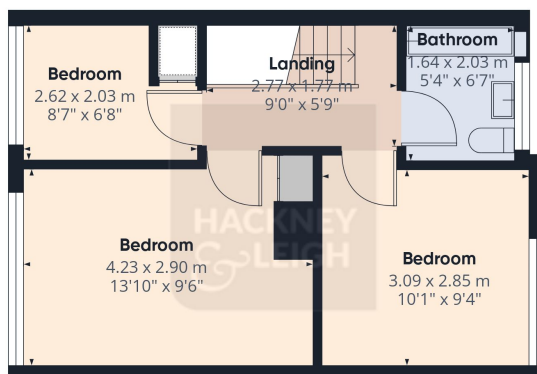
Bathroom



Rear Garden



**Approximate total area<sup>m</sup>**  
67.3 m<sup>2</sup>  
725 ft<sup>2</sup>



(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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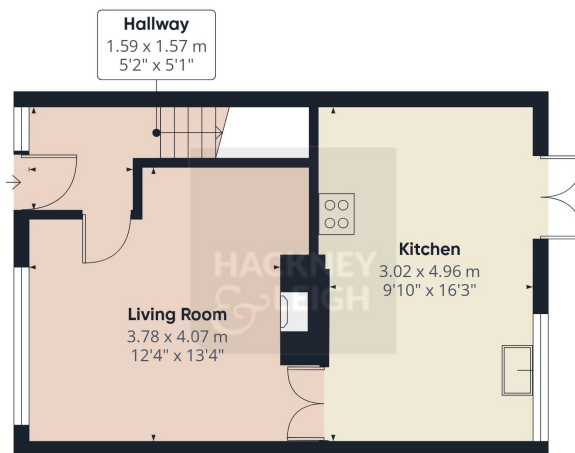
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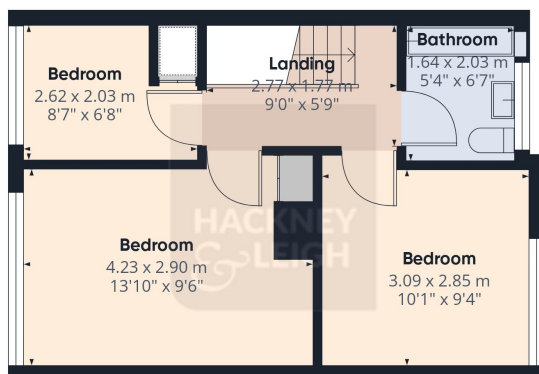
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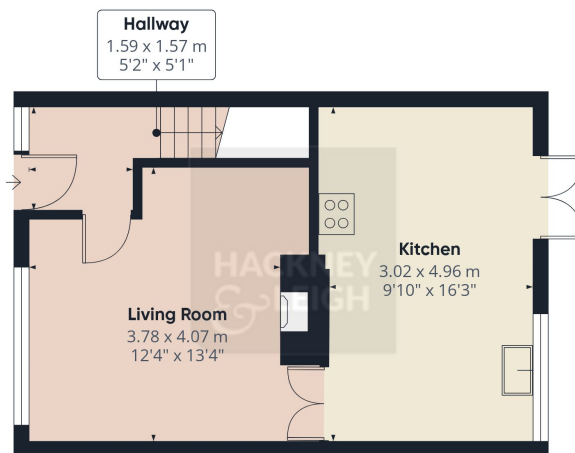
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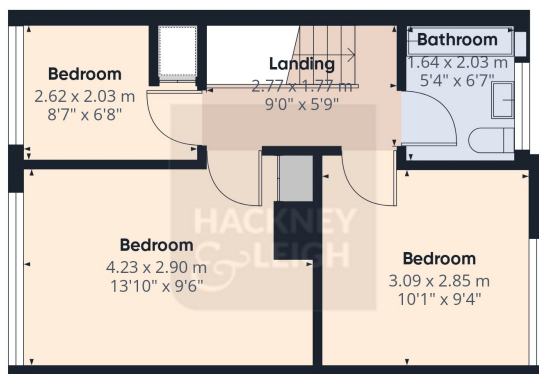
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