



Kendal

£235,000

35 Esthwaite Green, Kendal, Cumbria, LA9 7RZ

35 Esthwaite Green is a well presented and tastefully decorated end of terrace property and is perfectly designed for easy living. Offering well-balanced accommodation throughout, this attractive home features two double bedrooms, a modern bathroom, fitted kitchen and a living room opening onto the enclosed rear garden.

Tucked away within a peaceful cul-de-sac position on the popular Esthwaite Green estate, just off Heron Hill, the property is conveniently located close to local schools, shops and transport links. It also benefits from an off road parking space and a beautifully maintained low-maintenance rear garden, creating a home that is truly ready to move straight into and enjoy. Ideal for first-time buyers or those seeking an investment opportunity as a buy-to-let. Offered with no upward chain and early possession available.

Quick Overview

- Well presented end terrace property
- Living room with access to the garden
- Fitted kitchen
- Two double bedrooms
- Modern shower room
- Low maintenance rear garden
- Off road parking
- Convenient location
- No upward chain!
- Ultrafast broadband speed*



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Ultrafast
Broadband



Allocated parking

Property Reference: K7299



Front External



Entrance Hallway



Living Room



Kitchen

The accommodation begins with an entrance hall, complete with stairs to the first floor and a useful storage cupboard housing the Atlantic wall-mounted gas boiler.

The fitted kitchen enjoys an aspect to the front and is equipped with a range of wall and base units with complementary work surfaces, inset sink and drainer and co-ordinating part-tiled walls. Integrated appliances include a Lamona oven, four-ring gas hob with concealed extractor hood, together with space for a fridge/freezer and plumbing for a washing machine.

To the rear of the property, the living room provides an excellent entertaining and relaxing space, benefitting from a patio door and window overlooking and giving access to the rear garden. There is also a useful deep downstairs storage cupboard.

To the first floor, the landing leads to two bedrooms and the bathroom. Bedroom one is a generous double room with aspect to the front and benefits from two useful storage cupboards. Bedroom two is another double room overlooking the rear garden and provides access to the loft space.

The modern bathroom is fitted with a three-piece suite comprising; a panel bath with shower over, wash hand basin and WC, complemented by part-tiled walls, a heated towel rail and extractor fan.

Externally, the property benefits from an off-road parking space to the front along with visitor parking nearby. To the rear is a well-maintained enclosed garden designed for ease of maintenance, featuring patio seating areas, decorative stone centrepiece, mature flower beds and gated side access.

With well-balanced accommodation, an off road parking space and an attractive enclosed rear garden, this well-maintained home will appeal to a range of buyers including first-time purchasers, downsizers and investors. Situated in a pleasant cul-de-sac location and offered with no upward chain, viewing is recommended to appreciate all that is on offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Kitchen 12' 0" x 6' 3" (3.68m x 1.92m)

Living Room 15' 4" x 12' 8" (4.69m x 3.87m)

First Floor

Landing

Bedroom One 10' 0" x 12' 8" (3.05m x 3.88m)

Bedroom Two 10' 11" x 11' 9" (3.35m x 3.60m)

Bathroom

Parking: Allocate parking space plus visitor 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: [///sweat.flies.dame](https://www.what3words.com/sweat.flies.dame)

Situated in a quiet corner of Esthwaite Green on the popular residential area of Heron Hill with bus service, shops and schools nearby. The property can be approached from Kendal by way of Burton Road, proceeding past the Kendal Leisure Centre and turning left immediately after the traffic lights into Heron Hill. Take the first right by the Spar shop onto Esthwaite Avenue and proceed up and over the hill, taking the turning on your left opposite the Heron Pub into Esthwaite Green. Turn immediately right and follow the road round, number 39 is then found on your left.

Viewings: Strictly by appointment with Hackney & Leigh.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom One



Bedroom Two



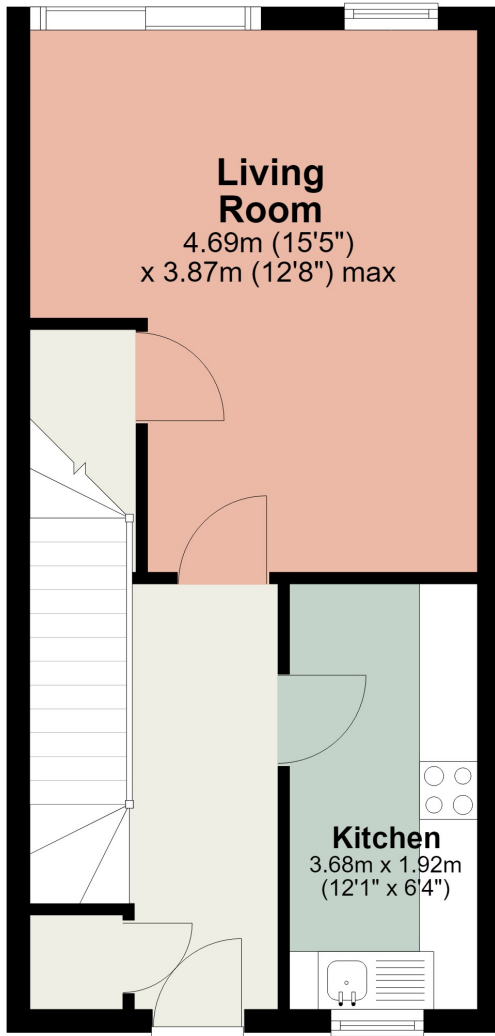
Bathroom



Rear Garden

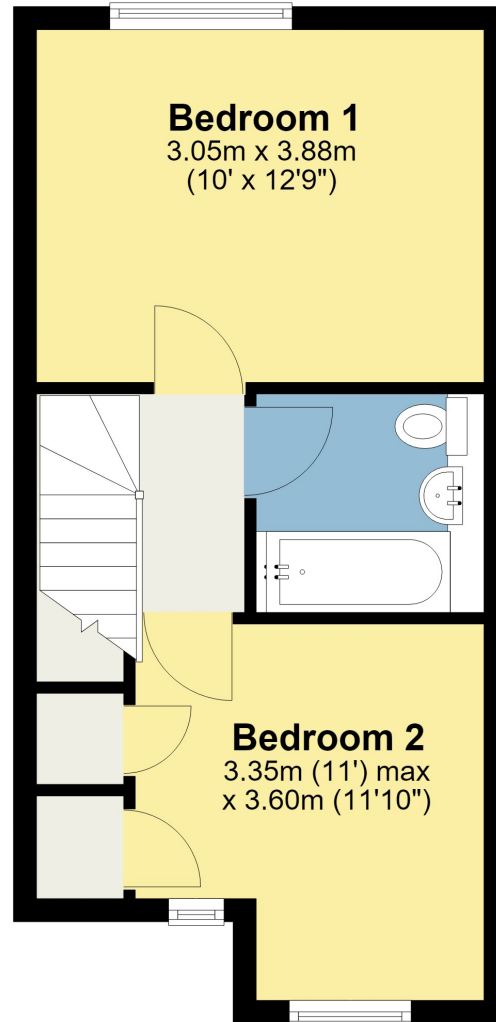
Ground Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



Total area: approx. 65.7 sq. metres (706.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

35 Esthwaite Green, Kendal

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