



76 Appleby Road, Kendal

Cumbria

Offers Over £400,000

# 76 Appleby Road

Kendal, Cumbria

Nestled in a popular residential area lies this immaculately presented three-bedroom semi-detached house.

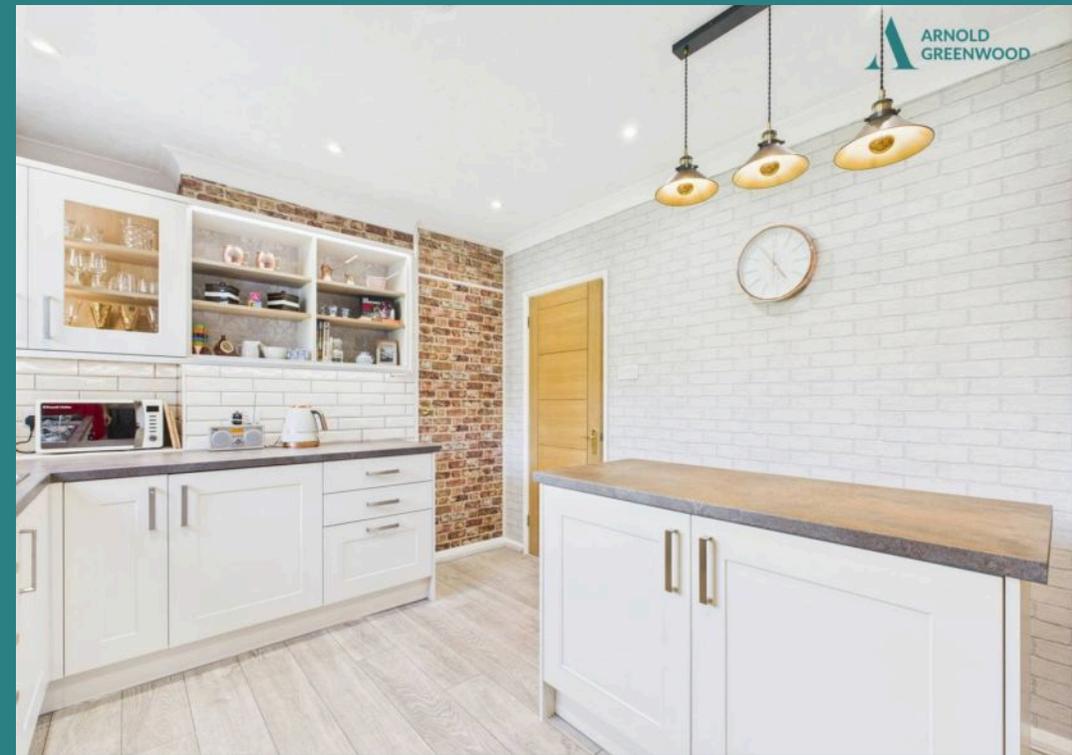
Upon crossing the threshold, one is greeted by a space that seamlessly blends comfort and sophistication. The interior is meticulously curated to a high standard, reflecting a modern aesthetic and a keen attention to detail in every corner.

The ground floor features a spacious living area that offers a welcoming ambience for relaxation and entertainment, while the kitchen is thoughtfully designed to cater to culinary enthusiasts. The first floor accommodates three well-appointed bedrooms.

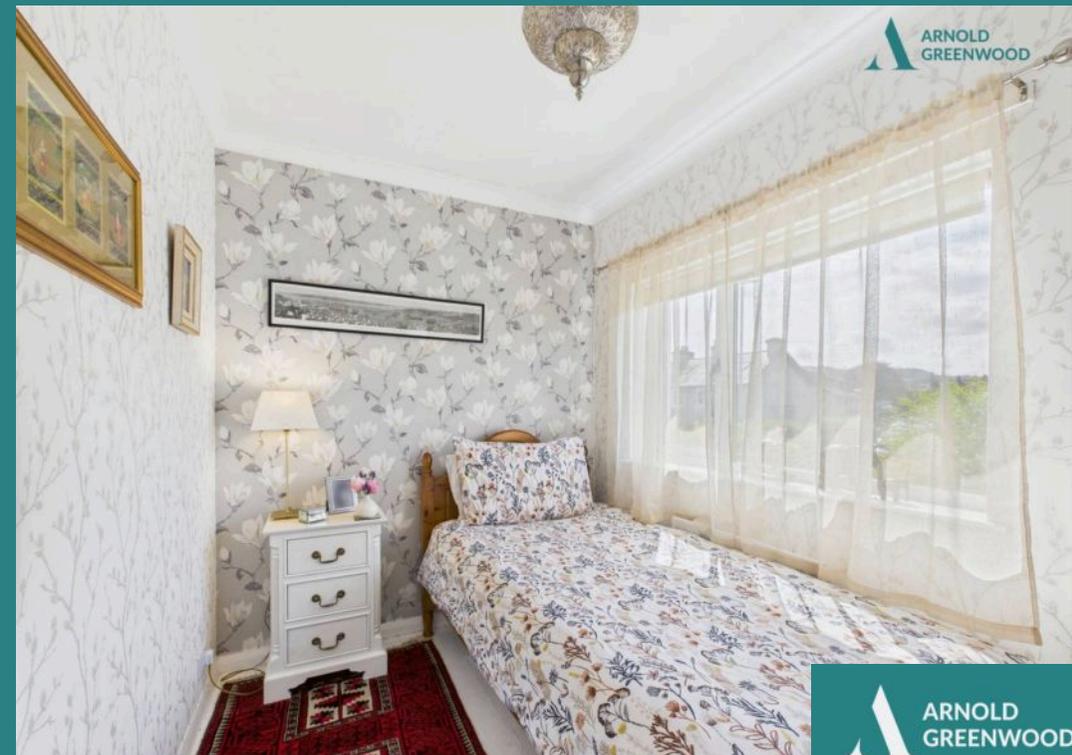
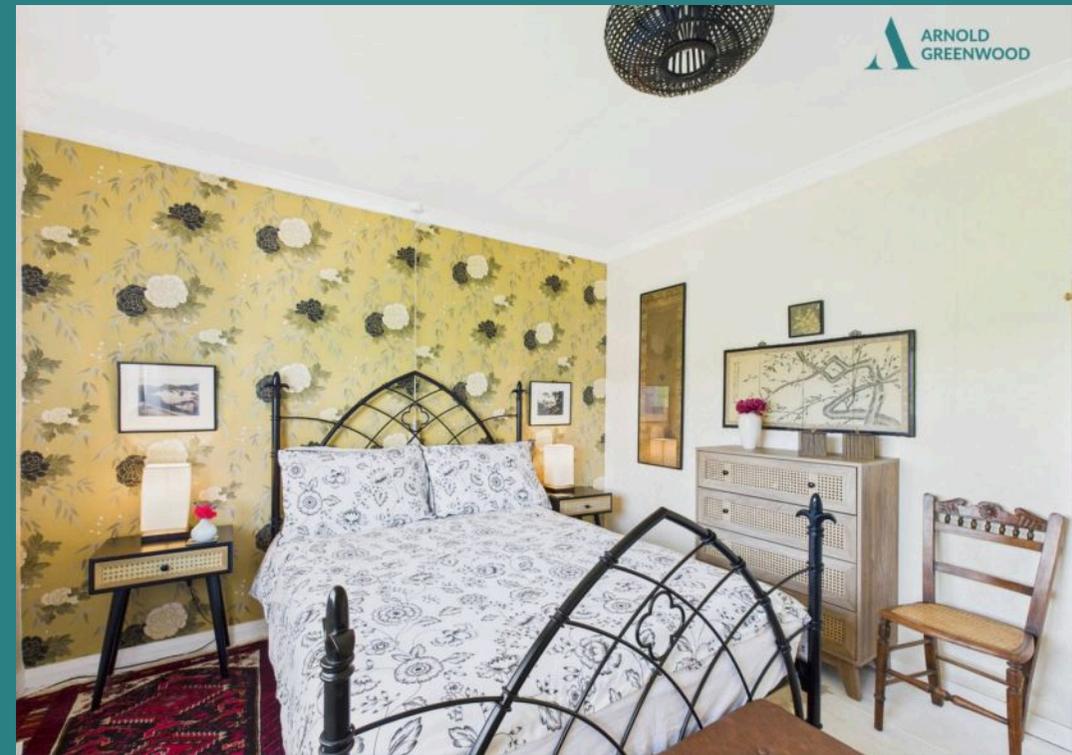
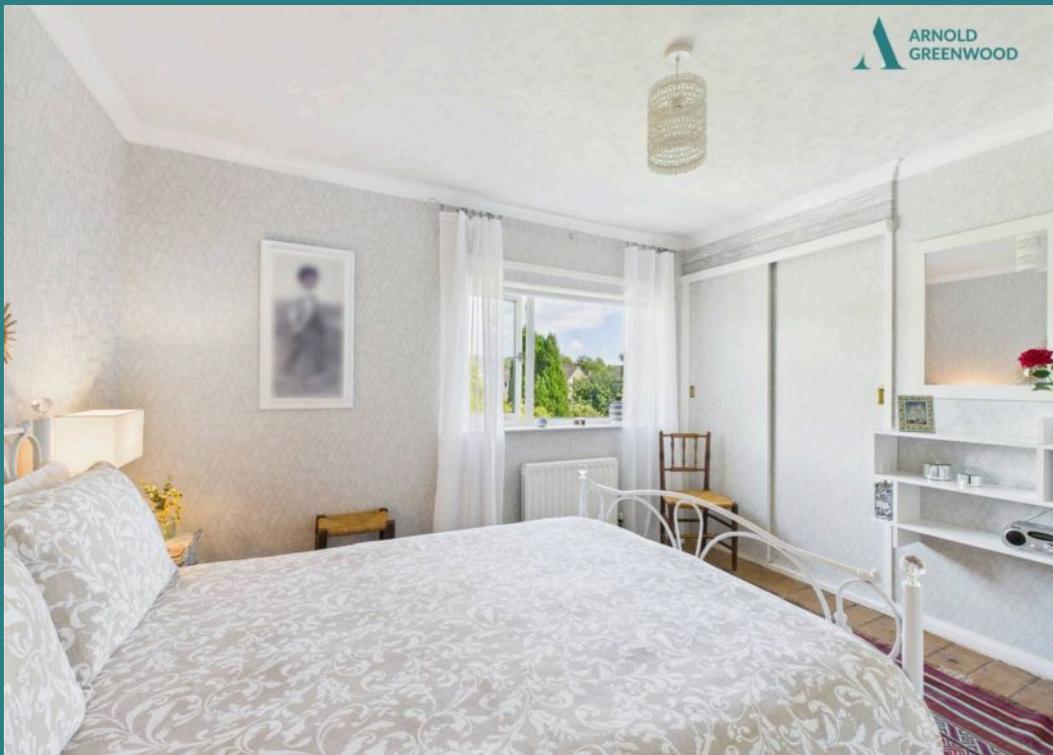
Externally, the property is enveloped by well-established gardens to the front and rear, creating a serene outdoor retreat that complements the interior living spaces. Finally, there is an extensive driveway, with a carport and garage.

In addition to its aesthetic appeal, this residence also offers practicality and convenience. Situated in close proximity to schools and local amenities, residents will find themselves well-positioned to access essential services and facilities. NO CHAIN.









## GARDEN

Generous garden to the rear, well established with fruit trees and bushes, greenhouse and shed

## FRONT GARDEN

Large garden to the front offering a great degree of privacy

## GARAGE

Single Garage

## DRIVEWAY

4 Parking Spaces





Ground Floor

**Approximate total area<sup>(1)</sup>**

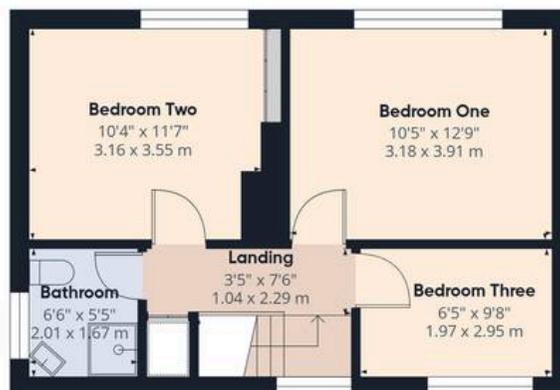
902 ft<sup>2</sup>

83.9 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.7 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

[kendal@arnoldgreenwood.co.uk](mailto:kendal@arnoldgreenwood.co.uk)

[www.arnoldgreenwoodestateagency.co.uk/](http://www.arnoldgreenwoodestateagency.co.uk/)

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

