



ARNOLD
GREENWOOD

3 West Street, Kendal – LA9 5QJ

Kendal

Guide Price £300,000

3 West Street

Kendal, Cumbria

Welcome to this charming 3-bedroom mid-terraced house located in a popular residential area.

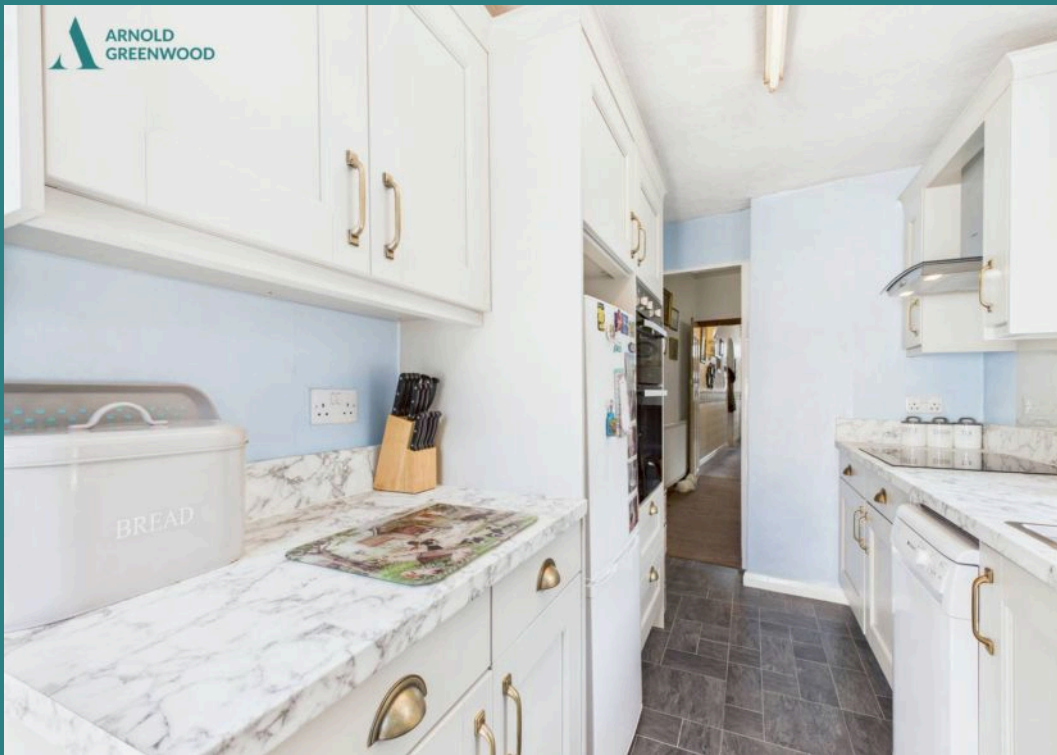
Upon entering, you will be greeted by a warm and inviting ambience that flows throughout the house. The ground floor features a well-proportioned living room, ideal for relaxing with family and friends. The kitchen has ample space for cooking up your favourite meals and is conveniently located next to the dining area, making it easy to entertain guests.

One of the standout features of this property is the large enclosed rear yard, providing a perfect spot for outdoor activities or even parking your car securely.

Downstairs, you will find the basement rooms, offering plenty of potential for additional living space or storage – the possibilities are endless. Whether you want a home office, a playroom, or a home gym, this area can easily be transformed to suit your needs.

Situated close to all local amenities, including shops, schools, and public transport links, this property offers convenience at your doorstep. Whether you need to run errands, pick up groceries, or simply enjoy a leisurely stroll in the neighbourhood, everything is just a stone's throw away.





Entrance hallway

16' 7" x 3' 4" (5.06m x 1.02m)

Living room

13' 1" x 11' 8" (3.99m x 3.55m)

Dining room

10' 2" x 15' 2" (3.09m x 4.62m)

Kitchen

11' 8" x 6' 8" (3.56m x 2.02m)

Landing

3' 0" x 10' 8" (0.91m x 3.25m)

Inner hallway

6' 11" x 3' 10" (2.10m x 1.18m)

Bedroom 1

10' 4" x 8' 5" (3.14m x 2.57m)

Bedroom 2

10' 3" x 8' 3" (3.13m x 2.51m)

Bedroom 3

11' 7" x 6' 9" (3.54m x 2.06m)

Bathroom

7' 9" x 6' 7" (2.35m x 2.01m)

Basement room 1

12' 3" x 14' 5" (3.73m x 4.39m)

Basement room 2

13' 1" x 6' 0" (3.98m x 1.83m)

Basement room 3

5' 8" x 7' 3" (1.72m x 2.22m)







REAR GARDEN

Rear enclosed yard suitable for entertaining, alfresco dining and parking

On street Parking

EPC Energy Efficiency: D





Lower Ground Floor



Ground Floor

Approximate total area⁽¹⁾

1222 ft²

113.5 m²

Reduced headroom

17 ft²

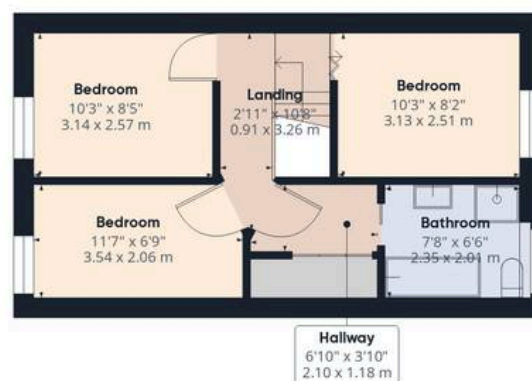
1.5 m²

(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



Floor 1



Arnold Greenwood Estate Agents

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

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



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