

19 Wasdale Close, Kendal – LA9 7JQ

Kendal

£230,000

19 Wasdale Close

Kendal, Cumbria

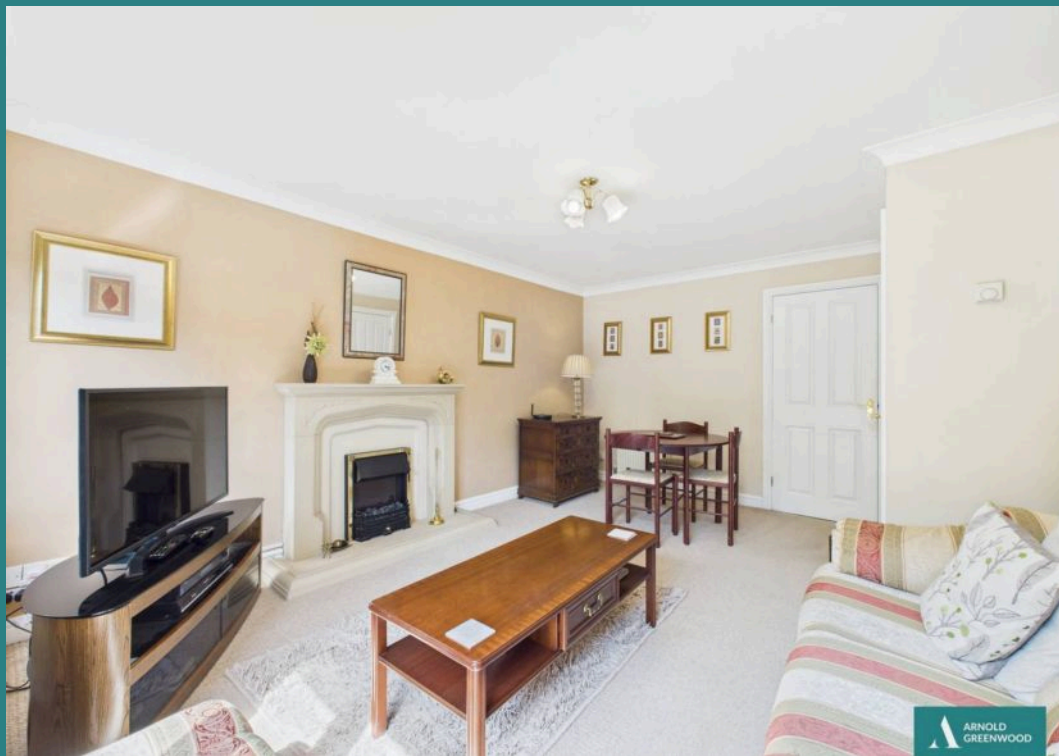
Situated within a popular residential location, this charming 2-bedroom end of terrace house presents an excellent opportunity for first-time buyers and investors alike. Built in 1997 by esteemed local builders Russell Armer, this property exudes quality craftsmanship and timeless appeal.

Upon entering, you are welcomed with an inner hallway leading you to the well-appointed living space that seamlessly combines a cosy living room with a focal sandstone effect fireplace, a dining area, and sliding doors that lead out to the private garden, offering a seamless flow between indoor and outdoor living. The kitchen offers front garden views, is well equipped and maintained.

The property boasts two generously sized double bedrooms, providing ample space for rest and relaxation. A three-piece vanity fitted shower room, designed for both style and functionality.

Conveniently situated within easy reach of amenities, including Heron Hill primary school, a local convenience store, and with regular bus links to Kendal centre, this property seamlessly combines comfort and convenience. Whether you are looking to take your first step onto the property ladder or add to your investment portfolio, this endearing home offers a warm and inviting retreat in a sought-after location.





Living / Dining Room

13' 0" x 15' 10" (3.96m x 4.83m)

Neutral toned decor and carpets. Focal sandstone style fireplace and hearth with inset electric fire. Sliding doors to the garden and plenty of space for a dining table and soft furnishings.

Kitchen

6' 7" x 11' 11" (2.01m x 3.63m)

Well maintained fitted wood style units and worktop, tiled splash backs, Sink/drainage, oven and four ring gas hob. Plumbing for a washing machine. Front facing windows, pendant lighting, neutral decor and vinyl flooring.

Bedroom One

12' 11" x 10' 2" (3.94m x 3.10m)

Double in size a pleasant outlook towards Scouts Scar. Space for wardrobes and bedside tables.

Bedroom Two

9' 9" x 10' 10" (2.97m x 3.30m)

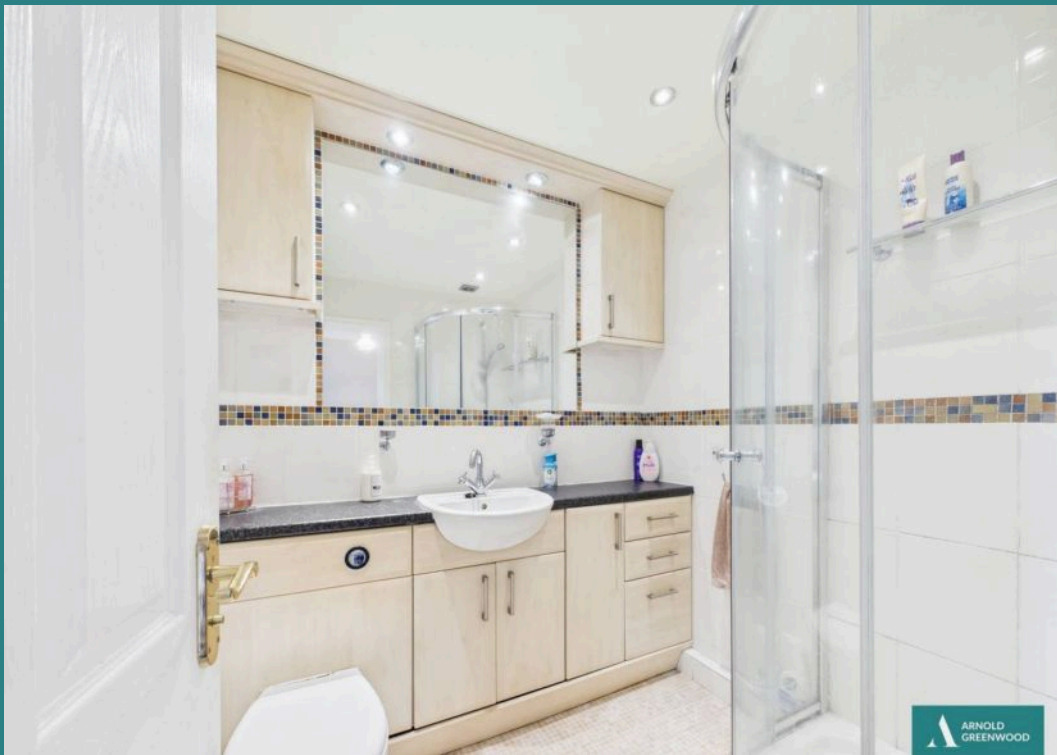
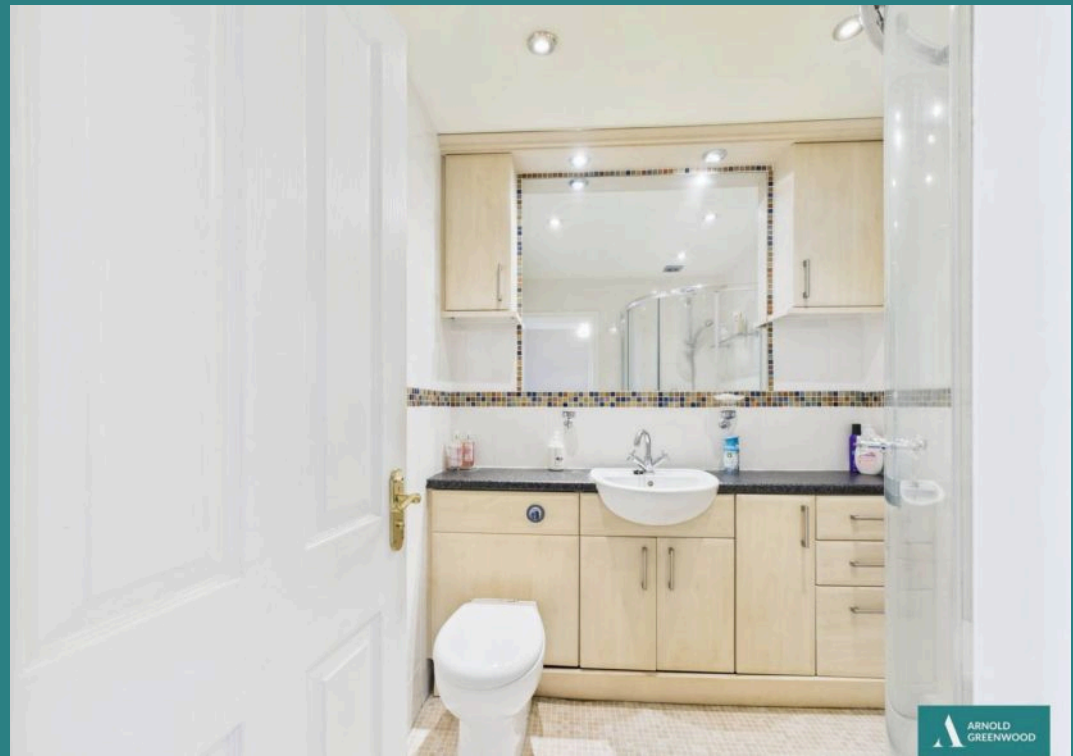
Double in size, two separate storage cupboards. Front facing window and a sky light window.

Shower Room

6' 1" x 6' 5" (1.85m x 1.96m)

Three piece fitted vanity shower suite, with LED lighting, tiled walls and vinyl flooring.





GARDEN

Front and rear gardens, to the front you will find a pathway to the front door, laid to lawn area and boundary planting. Convenient side access to the back garden. The rear garden offers outside sliding doors to a paved terrace and lawn area with established boundary planting.

GARAGE

Single Garage

ALLOCATED PARKING

1 Parking Space

Allocated parking to the front of the property for one vehicle. Plus the garage.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

816 ft²

75.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 2



Arnold Greenwood Estate Agents

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

01539733383

kendal@arnoldgreenwood.co.uk

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.