

26 Kentmere Brow, Kendal – LA9 6JS

Kendal

Guide Price £225,000

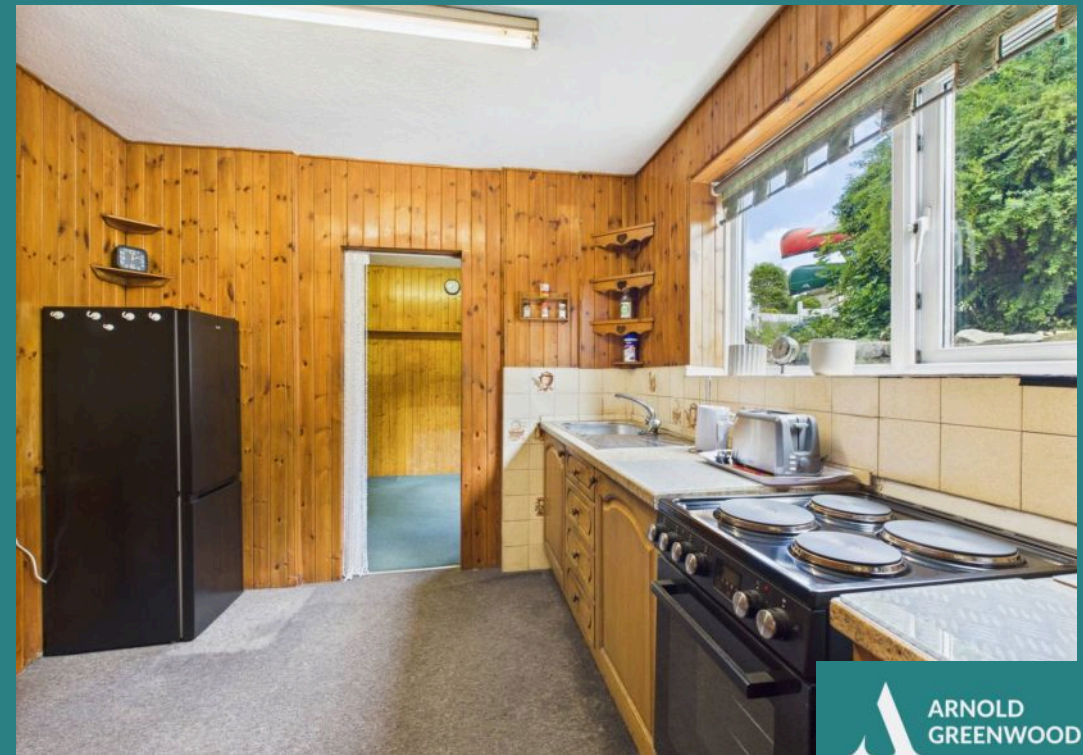
26 Kentmere Brow

Kendal, Cumbria

Introducing this 3-bedroom semi-detached house, boasting a generous garden and convenient external store rooms for added storage space. Situated in a popular residential area the property features a kitchen that seamlessly flows into the dining room, lounge, three bedrooms, bathroom and separate WC. Now in need of some upgrading, early viewing is recommended!

EPC Energy Efficiency: F





Living Room

12' 9" x 12' 0" (3.89m x 3.67m)

Dining Room

9' 0" x 9' 5" (2.74m x 2.87m)

Kitchen

10' 11" x 9' 5" (3.32m x 2.88m)

Hallway

5' 6" x 12' 0" (1.68m x 3.67m)

Bedroom 1

10' 10" x 12' 3" (3.30m x 3.74m)

Bedroom 2

10' 3" x 9' 5" (3.13m x 2.86m)

Bedroom 3

9' 5" x 9' 2" (2.86m x 2.79m)

Landing

8' 0" x 6' 5" (2.45m x 1.96m)

Bathroom

5' 2" x 5' 6" (1.58m x 1.67m)

WC

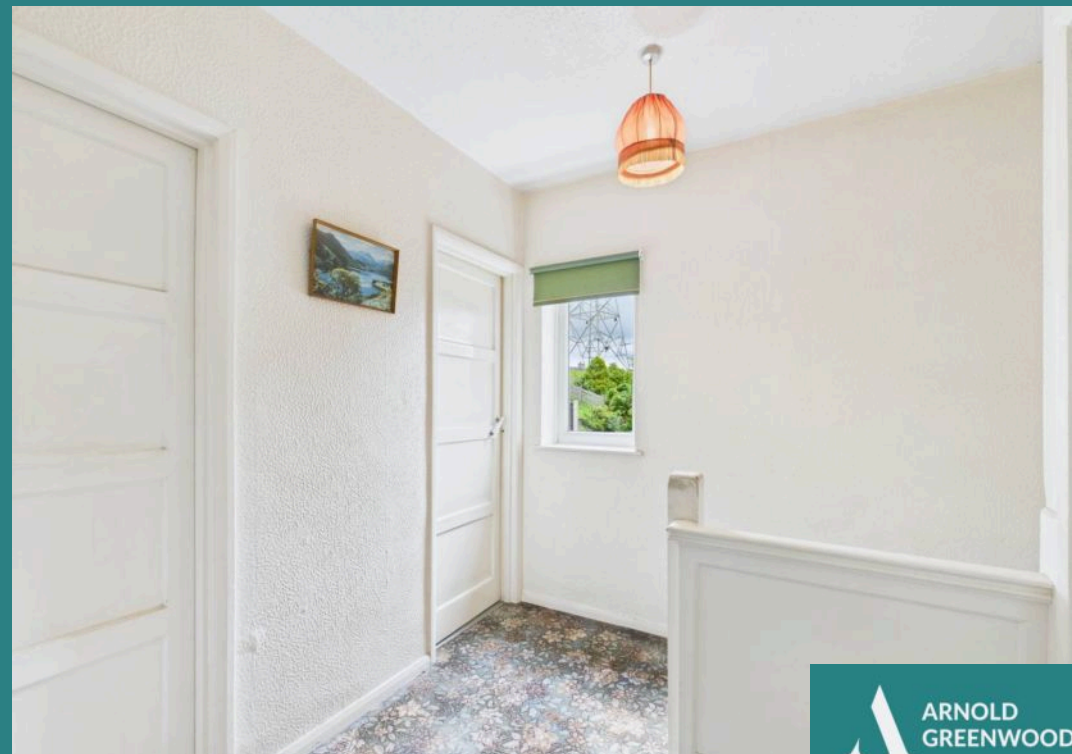
2' 7" x 5' 6" (0.79m x 1.68m)

Store

6' 9" x 7' 6" (2.07m x 2.29m)







FRONT GARDEN

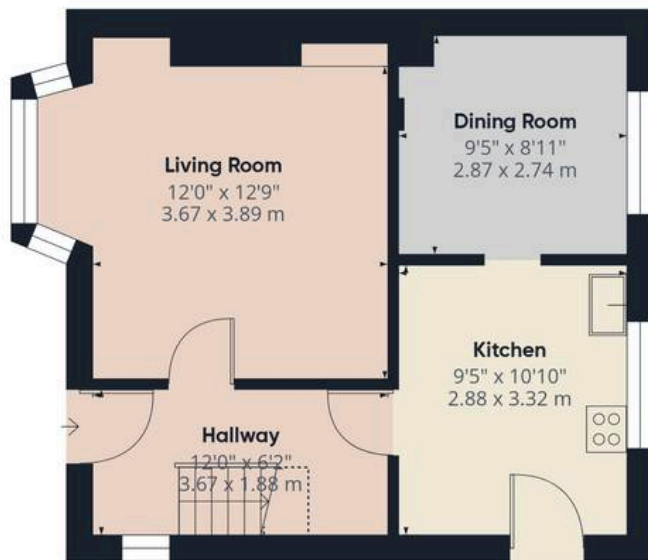
Elevated garden

REAR GARDEN

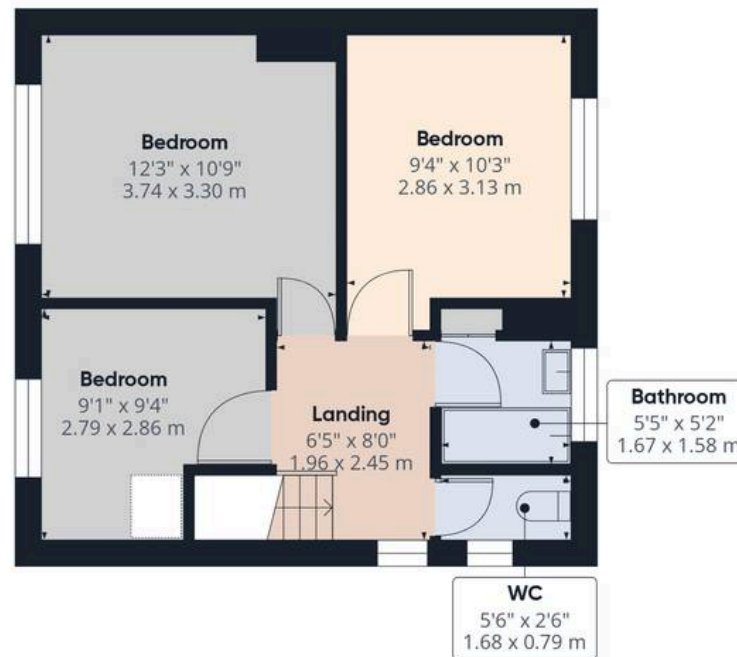
Generous rear garden with elevated patio

ON STREET PARKING

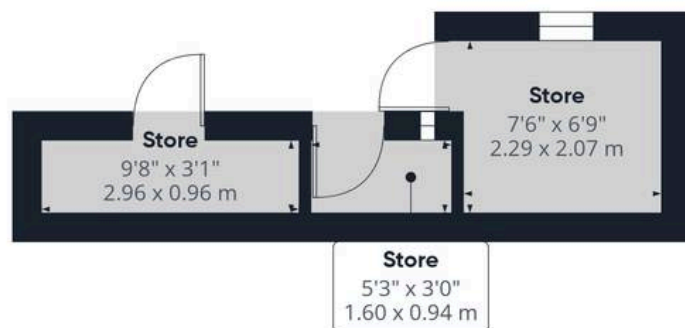




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

938 ft²

87.2 m²

Reduced headroom

5 ft²

0.5 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 only.

GIRAFFE360



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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