

7 Anchorite Fields, Kendal – LA9 5NG

Kendal

Guide Price £245,000

7 Anchorite Fields

Kendal, Cumbria

Introducing this 3-bedroom semi-detached house, perfectly nestled within a popular residential area. Boasting a spacious driveway for up to 4 cars, this property exudes convenience from the moment you arrive.

The property impresses with its generous living space, the well-appointed layout seamlessly connects each room.

Step inside to discover a modern kitchen, the living room offers a welcoming ambience providing ample room for relaxation and entertainment, a separate dining room (currently used as a bedroom) and finally there is a compact utility area.

Ascend to the upper level, where three well-proportioned bedrooms await, each offering a peaceful retreat along with a family bathroom.

Outside, a large tiered garden beckons, featuring a lush lawn and a designated seating areas, providing the perfect outdoor sanctuary for al fresco dining.

Don't miss the chance to make this property your own. Book your viewing today and embark on a journey towards finding your new home.

EPC Energy Efficiency: C





Hallway

2' 11" x 12' 9" (0.88m x 3.89m)

Utility Room

3' 11" x 6' 6" (1.19m x 1.98m)

Kitchen

7' 6" x 9' 7" (2.29m x 2.92m)

Living Room

13' 0" x 13' 0" (3.96m x 3.97m)

Reception Room

10' 11" x 9' 6" (3.34m x 2.89m)

Currently being used as a bedroom.

First Floor Landing

3' 8" x 11' 1" (1.13m x 3.37m)

Bedroom One

11' 9" x 11' 10" (3.59m x 3.61m)

Bedroom Two

10' 6" x 9' 2" (3.19m x 2.80m)

Bedroom Three

8' 8" x 8' 6" (2.64m x 2.60m)

Bathroom

4' 10" x 7' 9" (1.47m x 2.37m)







REAR GARDEN

Generous tiered garden with seating areas

Driveway

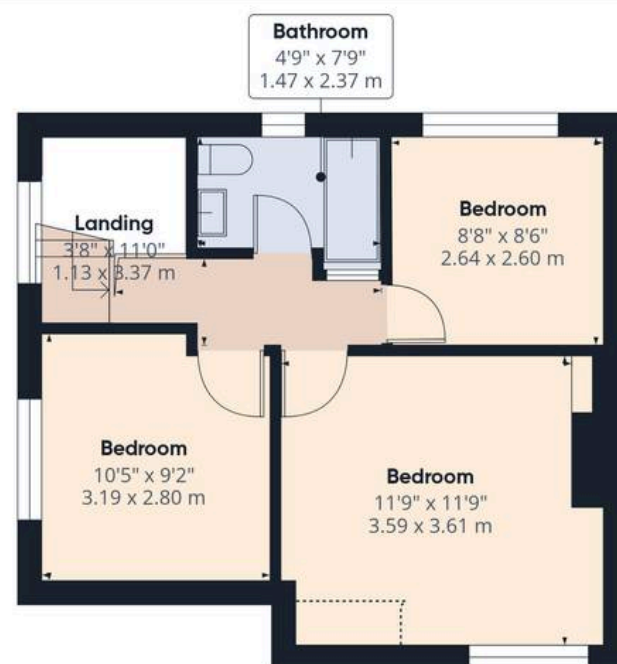
4 Parking Spaces

EPC Energy Efficiency: C





Ground Floor



Floor 1

Approximate total area⁽¹⁾

819 ft²

76.2 m²

Reduced headroom

15 ft²

1.4 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/



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.