



ARNOLD
GREENWOOD



22 Appleby Road, Kendal – LA9 6ES

Kendal

Guide Price **£190,000**

22 Appleby Road

Kendal, Cumbria

Step into this charming 2-bedroom mid-terraced house with abundant potential, located in a sought-after area close to all local amenities. Offering a functional layout, this property comprises a dining kitchen, sitting room, and a downstairs WC on the ground floor. Upstairs, two well-proportioned bedrooms and a bathroom await. This property presents a fantastic opportunity for those looking to add their personal touch, with the scope for updating and modernisation to create a tailored living space. A garage and parking space further enhance the appeal of this property, providing added convenience. Don't miss this opportunity to transform this property into your dream home.

Energy Efficiency Rating: D





Entrance

Enter through the front door into the porch where there is the door into the inner hall, here you will find stairs leading to the first floor and a door into the sitting room.

Sitting Room

The lounge has a window to the front aspect, space for a gas fire and a door to the kitchen.

Dining Kitchen

The kitchen has an understairs cupboard and a window overlooking the rear, a door leads to the rear hallway.

Rear Hallway

The rear porch has a door to the outside and a door to the downstairs WC.

WC

Landing

The landing has doors to 2 bedrooms and bathroom, there is also loft access.

Bedroom 1

Bedroom one is to the front aspect and has a compact walk in dressing room/study/craft room.

Bedroom 2

Bedroom two is to the rear and has far-reaching views.

Bathroom

The bathroom has a bath with a shower over, WC, wash hand basin, window to the rear aspect and airing cupboard which houses the Weissman boiler.





FRONT GARDEN

A small raised patio garden.

REAR GARDEN

The rear garden is low maintenance and has access to the garage.

GARAGE

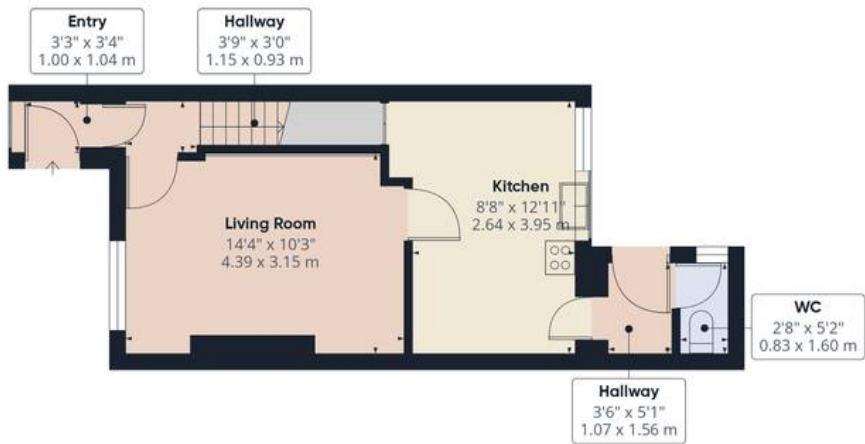
Single Garage

OFF STREET

1 Parking Space

Small parking space outside the garage.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

850 ft²

78.9 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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



ARNOLD
GREENWOOD



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.