



12 Station Road, Staveley

Kendal

Guide Price **£375,000**

12 Station Road

Staveley, Kendal

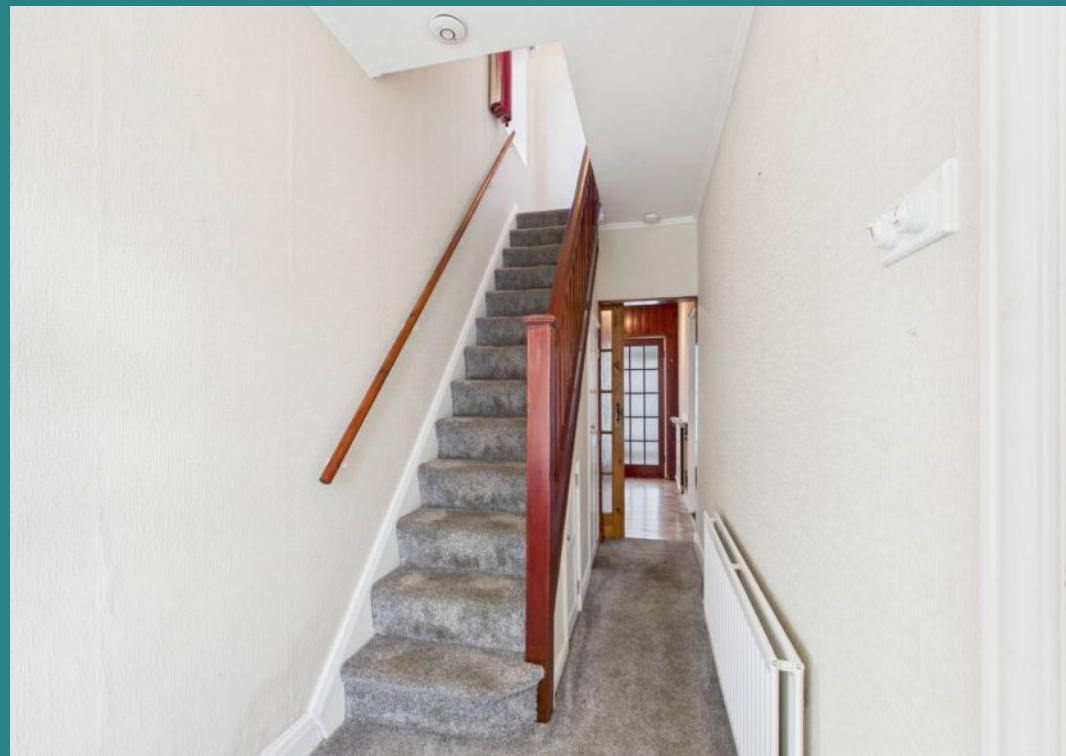
Nestled within the picturesque confines of the sought-after village location of Staveley, this charming 3-bedroom semi-detached house offers a warm and inviting space to call home.

Now ready for updating the ground floor features a living room, downstairs wc, sunroom, breakfast kitchen and dining room that is situated conveniently off the kitchen and offers a cosy spot for enjoying meals with family and friends. Upstairs you will find three bedrooms and a shower room.

Stepping outside, there is a well-maintained garden, providing a serene outdoor space to enjoy the beauty of nature. A garage and driveway provide parking adding to the convenience of this property. This home is located in a popular Lakeland village location. Residents will benefit from the close proximity to local amenities, including shops, cafes, and a school.

Energy Efficiency Rating: D





Entrance Porch

2' 2" x 4' 5" (0.67m x 1.34m)

Entrance porch, perfect for shoes and coats.

Hallway

13' 6" x 4' 11" (4.12m x 1.49m)

Doors into the living room, kitchen, downstairs WC and stairs to the first floor.

Lounge

10' 5" x 10' 6" (3.18m x 3.20m)

The lounge has a large bay window to the front aspect and a gas fire.

WC

3' 10" x 2' 3" (1.17m x 0.68m)

Under stairs WC has glass shelving and small wash hand basin.

Kitchen

9' 1" x 16' 5" (2.76m x 5.01m)

Breakfast kitchen has a door leading to the dining room and a door leading into the sunroom. This is a generous kitchen with plenty of units and complimentary work tops, built-in double oven, Belling induction hob with extractor fan over, space for upright fridge freezer and a stainless steel kitchen sink with window looking out onto the rear garden.

Dining Room

12' 6" x 10' 6" (3.82m x 3.19m)

The dining room/second reception has a coal effect gas fire, a cupboard housing the Ideal boiler and sliding patio doors into the sunroom.

Sunroom

6' 10" x 14' 4" (2.08m x 4.36m)

A lovely bright sunroom looking out onto the rear garden.







Landing

8' 10" x 5' 1" (2.70m x 1.56m)

The landing has a window looking onto the side aspect, doors lead to the three bedrooms and shower room, loft access.

Bedroom 1

12' 5" x 10' 3" (3.78m x 3.13m)

The first bedroom has a window to the front aspect.

Bedroom 2

The second bedroom has a window to the rear aspect with built in cupboards.

Bedroom 3

7' 3" x 6' 5" (2.22m x 1.95m)

The third bedroom is a box room and is currently used as an office, it has a window to the front aspect.

Shower Room

6' 8" x 5' 0" (2.02m x 1.53m)

The shower room has a Aqua electric shower, vanity wash hand basin and WC.



GARDEN

Cottage garden to the rear with seating areas.

GARAGE

Single Garage

DRIVEWAY

1 Parking Space





Ground Floor



Floor 1



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.

