



ARNOLD  
GREENWOOD



61 Appleby Road, Kendal

Cumbria

Offers Over £350,000

# 61 Appleby Road

Kendal, Cumbria

Presenting a well-maintained 3 bedroom semi-detached house located in the sought-after market town of Kendal. This beautiful property boasts a bright open plan kitchen/dining room/lounge area, perfect for entertaining friends and family. The French doors lead out to the stunning garden, flooding the space with natural light and creating a seamless indoor-outdoor living experience. There is a separate reception room with a bay window and coal effect gas fire.

Upstairs, you will find three good-sized bedrooms, ideal for a growing family, along with a family bathroom and a convenient downstairs WC. Step outside into the outdoor space of this property, and you will be greeted by a meticulously maintained garden bursting with vibrant colours, perfect for relaxing and entertaining. Completing the property is a garage and a large driveway providing ample parking.

Energy Efficiency Rating: C





## **Entrance hallway**

The entrance hall has stairs leading to the first floor, doors to the lounge and the open plan living space.

## **Sitting room**

The sitting room has a bay window to the front aspect and a coal effect gas fire.

## **Open plan kitchen/dining room/lounge**

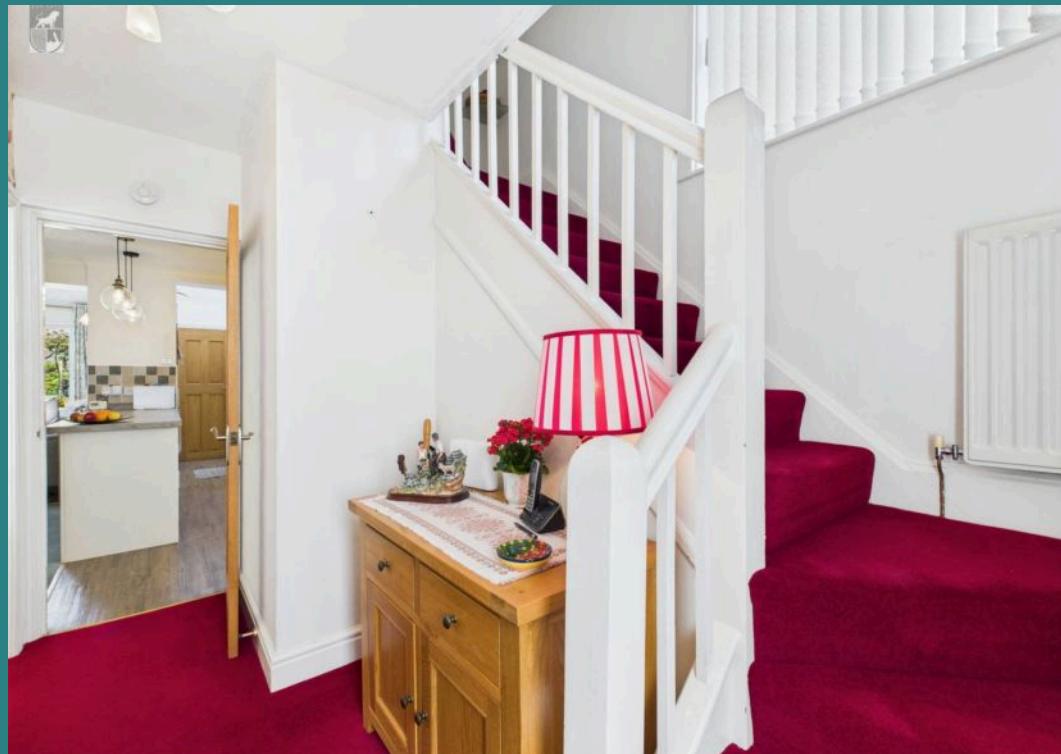
The open plan living space consists of a lounge/dining room and kitchen. The kitchen area has an abundance of units, space and plumbing for a washing machine, tumble dryer and dishwasher. There is a Neff electric hob and a built-in oven. Doors lead to the WC, understairs cupboard and outside. The dining area has a coal effect gas fire and in the lounge area there are two velux windows and french doors leading out into the rear garden.

## **WC**

The WC has a wash hand basin, extractor fan and window.







## Landing

The landing has doors to 3 bedrooms and the family bathroom. There is also access to the loft.

## Bedroom 1

Bedroom one is to the front of the property and has built in wardrobes.

## Bedroom 2

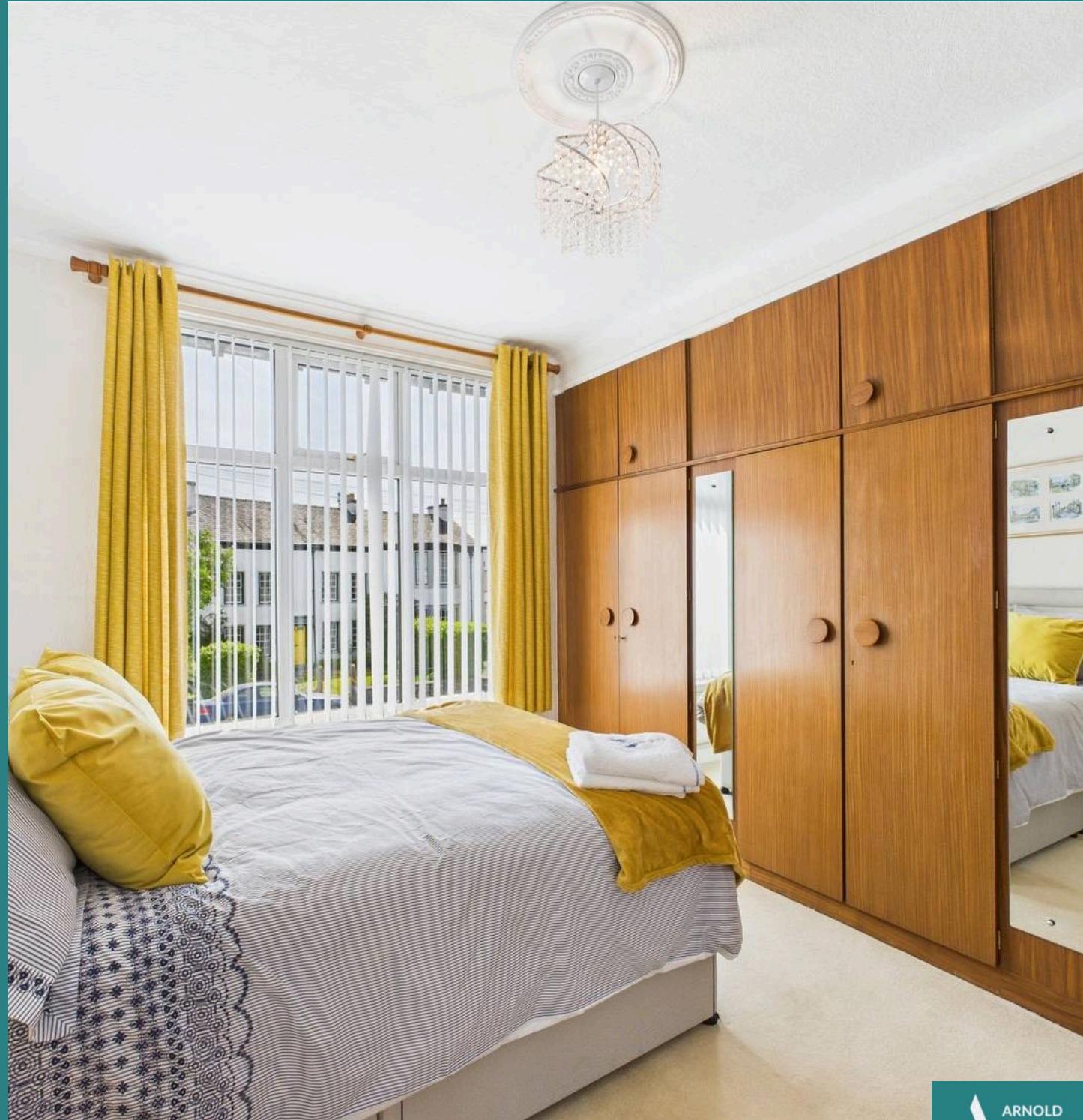
Double room to the rear with a window overlooking the garden.

## Bedroom 3

Bedroom three is another double room to the rear overlooking the garden and has built-in wardrobes.

## Family bathroom

The family bathroom has a bath with an electric shower over, WC, window and vanity sink. There is also an airing cupboard.



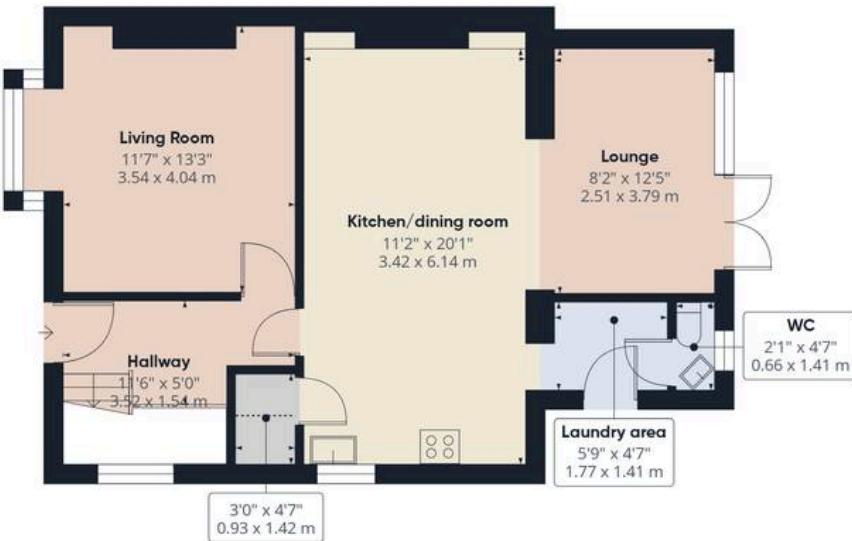
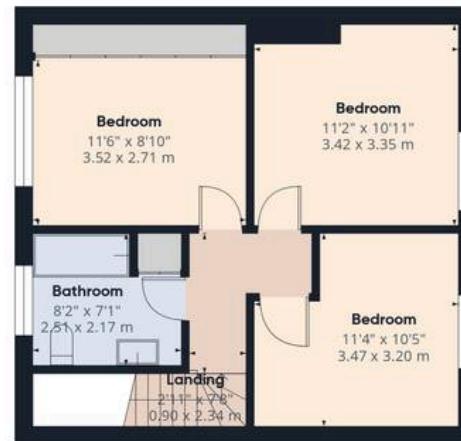
## REAR GARDEN

This beautiful garden has been lovingly maintained and has an abundance of colour. There is a patio seating area, lawn and access to the garage.

## DRIVEWAY

3 Parking Spaces




**Ground Floor** Building 1

**Floor 1** Building 1

**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

 1275 ft<sup>2</sup>

 118.6 m<sup>2</sup>
**Reduced headroom**

 7 ft<sup>2</sup>

 0.6 m<sup>2</sup>
<sup>(1)</sup> 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



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