



## Kendal

£176,000

71 Laurel Gardens, Kendal, Cumbria, LA9 6FE

71 Laurel Gardens is a well-presented end-of-terrace property situated on the popular Briery Meadows development. The location is ideal, offering level walking access to the town centre and a convenient local bus service just a short stroll away at the edge of the estate. Residents benefit from easy access to nearby schools, shops and the Kendal bypass, making this an excellent gateway to the stunning Lake District.

The property is offered at 80% of the market value under an affordable housing scheme, subject to eligibility in accordance with the local authority's requirements.

### Quick Overview

Well presented end of terrace  
Two allocated parking spaces  
Living room & dining kitchen  
Two double bedrooms  
Three piece bathroom suite  
80% Shared ownership  
Close to local amenities  
Double glazing & gas central heating  
Early viewing recommended!  
Ultrafast broadband speed\*



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Ultrafast



Two allocated  
parking spaces

Property Reference: K7077





Living Room



Kitchen



Dining Area



Bedroom One

On entering the home, you step into a welcoming entrance hall with access to the living room and stairs leading to the first floor.

The living room enjoys a front aspect and features a wall-mounted gas fire, creating a cosy focal point. A door leads from the living room into the dining kitchen.

The dining kitchen is fitted with a range of wall and base units complemented by work surfaces, an inset sink and half with drainer and co ordinating part-tiled walls. Integrated appliances include; a built-in Hotpoint oven, four-ring gas hob with stainless extractor over and undercounter fridge. There is plumbing for a washing machine and the wall-mounted gas boiler. A window overlooks the rear garden and a door provides access outside.

Upstairs, the landing provides access to both bedrooms and the house bathroom.

Bedroom one is a generously sized double room with a front aspect, two built-in wardrobes and access to the loft space via a fitted loft ladder. Bedroom two is also a good-sized room, enjoying a rear aspect.

The bathroom is fitted with a three-piece suite comprising; a panelled bath with shower over, wash hand basin and WC. It is finished with part-tiled walls and a tiled floor and features a heated towel rail and a window for natural ventilation.

Externally, the property enjoys two parking spaces and a lawned front garden with a pleasant seating area. The rear garden is low-maintenance, featuring a raised decking area bordered by decorative chippings-perfect for relaxing or entertaining.

A viewing is highly recommended to appreciate all this lovely home has to offer.

Accommodation with approximate dimensions:  
Ground Floor

Entrance Hall

Living Room

11' 3" x 11' 2" (3.44m x 3.41m)

Dining Kitchen

11' 3" x 11' 2" (3.44m x 3.41m)

First Floor

Landing

Bedroom One

11' 2" x 10' 9" (3.41m x 3.29m)

Bedroom Two

9' 2" x 7' 9" (2.80m x 2.37m)

Bathroom



**Parking:** Allocated parking for two vehicles.

**Property Information:**

**Tenure:** Freehold

**Council Tax:** Westmorland and Furness Council Tax - Band B

**Services:** Mains electricity, mains gas, mains water and mains drainage.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words & Directions:** [///splashes.accompany.call](https://www.what3words.com/splashes/accompany/call)

Situated on the popular Briery Meadows development, Laurel Gardens can be found from Kendal town centre by taking the Windermere road and turning right into Burneside Road. Follow the road along under the railway bridge, taking the left turning onto the development. Carry along this road, bear right as the road forks into Laurel Gardens. Continue to the end of Laurel Gardens, taking the second left. Number 71 will be on the right-hand side.

**Viewing:** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

**Disclaimer:** All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 17/04/2025.



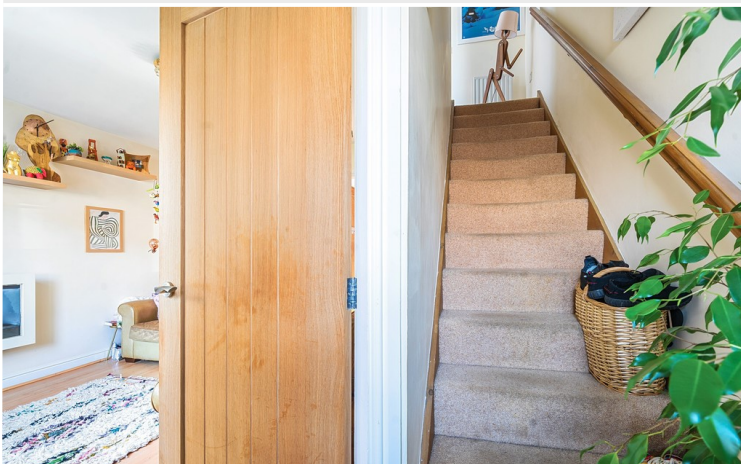
Bedroom Two



Bathroom



Rear garden



Entrance Hall

## Laurel Gardens, Kendal, LA9

Approximate Area = 593 sq ft / 55 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2025. Produced for Hackney & Leigh. REF: 1279809

A thought from the owners... "A lovely quiet cul de sac with friendly and helpful neighbours".

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