



1 Castle Crescent, Kendal  
Asking Price £250,000

Your Local Estate Agents  
Thomson Hayton Winkley



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## 1 CASTLE CRESCENT

A well proportioned end terrace period property situated in a sought after residential area within the market town of Kendal. The property is in the catchment area for Stramongate primary school and is conveniently placed for the towns amenities with Kendal railway station and Gooseholme Park being a short stroll away and the Lake District National Park and links to the M6 are within easy reach.

The well presented accommodation, which retains many character features, is laid to three floors and briefly comprises porch, sitting/dining room and kitchen to the ground floor, double bedroom and bathroom to the first floor and two further bedrooms on the second floor with one being a double.

Outside offers a small garden at the front. On road parking applies.

1 Castle Crescent is offered for sale with no upper chain.

### GROUND FLOOR

#### PORCH

Double glazed door and windows.

#### SITTING/DINING ROOM

18' 11" x 12' 9" (5.79m x 3.89m)

Double glazed door to porch, two single glazed windows, two radiators, decorative electric fireplace, built in cupboards, understairs cloaks cupboard.

#### KITCHEN

11' 10" max x 7' 6" max (3.63m x 2.29m)

Double glazed door to access yard, single glazed window, radiator, good range of base and wall units, white porcelain sink, built in oven, gas hob with stainless steel splashback and extractor hood over, gas combination boiler, space for fridge freezer, plumbing for washing machine, tiled flooring.

### FIRST FLOOR

#### LANDING

4' 11" x 2' 5" (1.52m x 0.76m)

Single glazed window.

#### BEDROOM

12' 10" x 10' 9" (3.92m x 3.30m)

Single glazed window, radiator, built in cupboard.

#### BATHROOM

7' 11" x 7' 4" (2.43m x 2.24m)

Single glazed window, heated towel radiator, three piece suite in white comprises W.C., wash and basin with tiled splashback and bath with tiled splashback and thermostatic shower over, extractor fan.

### SECOND FLOOR

#### LANDING

8' 3" x 2' 8" (2.54m x 0.82m)

Raised platform, loft access.

#### BEDROOM

10' 8" max x 10' 0" max (3.26m x 3.06m)

Single glazed window, radiator, built in cupboard.

#### BEDROOM

8' 0" x 7' 1" (2.44m x 2.17m)

Single glazed window, radiator, built in cupboard.

#### OUTSIDE

There is a small enclosed garden at the front of the house and an access yard at the rear on to Back Lane. On road parking applies.

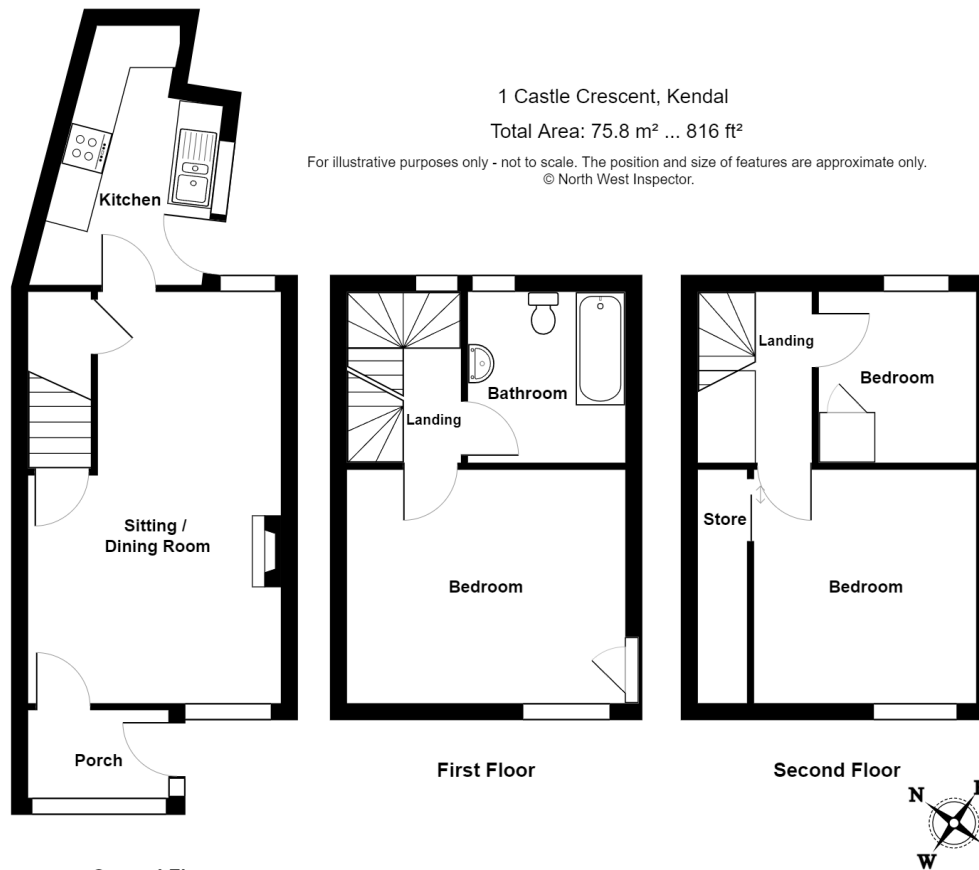
#### SERVICES

Mains electricity, mains gas, mains water, mains drainage.

#### COUNCIL TAX BANDING

Currently Band C as per the Valuation Office website.





1 Castle Crescent, Kendal  
 Total Area: 75.8 m<sup>2</sup> ... 816 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
 © North West Inspector.

Ground Floor

First Floor

Second Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

**DIRECTIONS**

From Kendal town centre take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and the turn left on to Castle Street. Turn right immediately after the church and proceed to Castle Crescent where Number is the first of the terraces.

**WHAT3WORDS:**

sends.timing.loaded

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