



Kendal

£250,000

22 White Stiles, Kendal, Cumbria , LA9 6DJ

An opportunity to purchase a traditional three bedroom semi detached house that is situated to the north of the town centre in a level and convenient location close to schools and shops and with the benefit of a large garage, driveway with off road parking, front garden and a private rear garden.

The current accommodation offers living room, breakfast kitchen, bathroom with separate WC on the ground floor and three good sized bedrooms on the first floor. The property is being offered for sale with no upward chain and vacant possession on completion

Quick Overview

- Traditional semi-detached property
- Living room & Kitchen & house bathroom
- Three bedrooms
- Front & rear gardens
- Off road parking and detached garage
- Gas central heating
- Convenient location close to schools & shops
- No upward chain
- Early viewing appointment recommended
- Openreach broadband available in the area



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Openreach



Off road parking & detached garage

Property Reference: K6823



Living Room



Kitchen



Bathroom



Bedroom One

Location: Leaving Kendal on the A6 Shap Road, proceed past the turning to Mintsfeet Road and White Stiles is then the second turning on your left and number 22 can be found on your right towards the head of the cul-de-sac.

The location is within easy level walking distance of the train station, Queen Katherine School, four supermarkets, Kendal town centre, riverside walks and both Kendal cricket club and the rugby club.

Property Overview: Now in need of updating and improving allowing the new owner the opportunity to alter the current layout into a home that suits their own requirements. The current accommodation offers three good bedrooms, downstairs bathroom with separate WC, living room and breakfast kitchen.

The property benefits from gas central heating and the accommodation offers an easy to manage layout with on the ground floor an entrance hall with staircase to the first floor and door into;

A spacious living room with large picture window to the front with deep sill, two fireside alcoves and timber fireplace with marble inset and coal effect gas fire. Useful storage cupboard.

Through into the breakfast kitchen which is fitted with a range of wall and base units with working surfaces and inset stainless steel sink with drainer. There is plumbing for a washing machine and space for a slot in oven, fridge and freezer. Useful storage cupboard. Door to;

The house bathroom which comprises; a panel bath with shower over and fitted vanity unit with wash hand basin. With part tiled walls and high level linen cupboard and window.

Back through the kitchen to the rear porch which has a door leading to the outside and door to the downstairs cloakroom with part tiled walls and radiator and comprises; a WC.

Upstairs you will find a landing with window providing plenty of light and access to the loft space.

There are three bedrooms, one to the front elevation which has a useful storage cupboard which houses the wall mounted Baxi boiler and two to the rear that enjoys an aspect over the rear garden and playing fields.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

13' 9" x 13' 3" (4.19m x 4.04m)

Fitted Kitchen

10' 0" x 8' 4" (3.05m x 2.54m)

Bathroom

Cloakroom

First Floor

Landing

Bedroom One

13' 11" x 10' 2" (4.24m x 3.1m)

Bedroom Two

11' 10" x 8' 5" (3.61m x 2.57m)

Bedroom Three

8' 10" x 8' 2" (2.69m x 2.49m)

Outside: Garage - with up and over door, power and light.

A driveway to the front leading to the garage offers off road parking

To the front you will find a low maintenance lawn garden complete with established hedges and shrubs. To the rear the property boasts a secure space with patio and gravel area, well tended lawn, path leading to the rear of the garden leading out to the playing fields established borders with seasonal foliage, shrubs and hedges.

Tenure: Freehold

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

Council Tax: Westmorland & Furness Council - Band C

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

WHAT3WORDS: ///impressed.bandstand.scooped

Agents Notes: This property was purchased in 1969, before the formation of Land Registry, therefore the property is unregistered.



Bedroom Two



Bedroom Three



Rear Garden



Playing fields

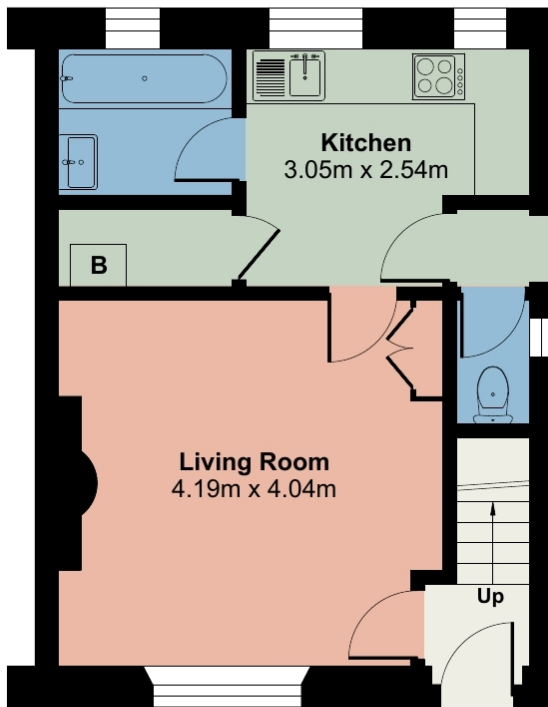
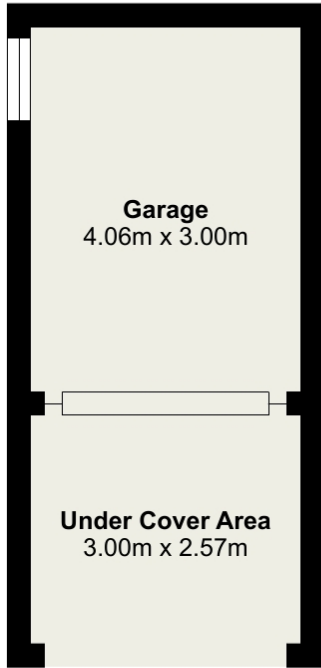
22 White Stiles, Kendal, LA9

Approximate Area = 798 sq ft / 74.1 sq m

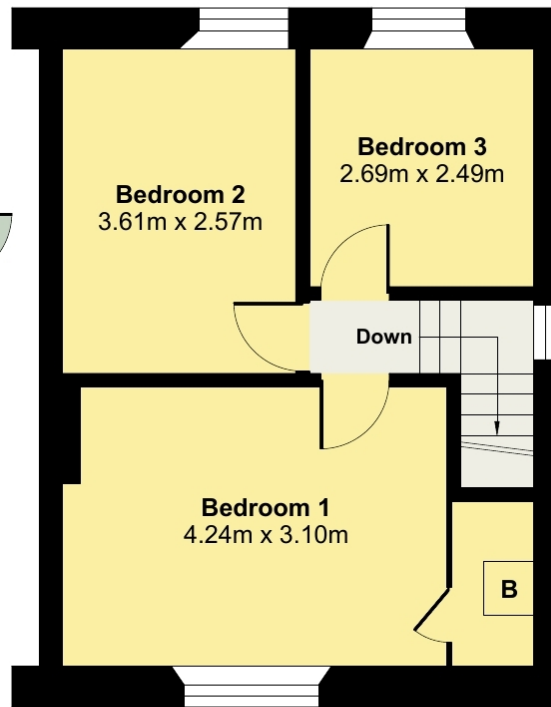
Garage = 131 sq ft / 12.1 sq m

Total = 929 sq ft / 86.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hackney & Leigh. REF: 1116202

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