



Kendal

£185,000

40 Anchorite Fields, Kendal, Cumbria, LA9 5NG

40 Anchorite Field is situated in the popular residential Kirkbarrow estate, located on the south side of the market town of Kendal. This sought-after area is within close proximity to local amenities, including the Brewery Arts Centre and cinema, a variety of restaurants and Abbott Hall Park with its children's play area. The property benefits from double glazing and gas central heating throughout. Now in need of updating, it offers the new owner the opportunity to reconfigure the layout to suit their needs. Ideal for first-time buyers or investors, the home is available with no upward chain.

Approaching the property, steps lead to the front door, which opens into an entrance hall with stairs to the first floor and access to the living room.

Quick Overview

- Mid terrace property
- Living room and dining kitchen
- Two double bedroom's
- House bathroom
- Front and rear gardens
- Gas central heating
- Close to the town centre
- No upward chain
- Early viewing recommended
- Ultrafast broadband available*

Property Reference: K7057



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Ultrafast



On street
parking



Living Room

The living room enjoys a pleasant aspect to the front and features a fireplace with a wooden mantel, marble inset and hearth with a gas coal-effect fire. A useful under stairs cupboard provides additional storage and a door leads through to the kitchen.

The 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 and tiled flooring. Integrated appliances include; a built-in oven, four-ring gas hob with concealed cooker hood, fridge and freezer. 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.

On the first floor, there are two well-proportioned bedrooms and a house bathroom. The landing offers a useful storage cupboard and access to the loft space.

The main bedroom is a good-sized double with a front aspect, fitted wardrobes and an over-stairs cupboard housing the hot water cylinder. The second bedroom is also a generous double room with a rear aspect and fitted wardrobes.

The bathroom is fitted with a three-piece suite comprising; a panel bath, wash hand basin and WC. The space is finished with tiled walls, a tiled floor, a radiator and a window.

Externally, the front of the property features steps leading to a small patio area with decorative stone and mature flower beds. The rear garden is tiered over for levels, all flagged for low maintenance and bordered by a hedge. An outside tap is also provided.

For those looking for a home with potential in a convenient location, this property is a fantastic opportunity. Call now to arrange a viewing.

Accommodation with approximate dimensions:
Ground Floor

Living Room
12' 5" x 11' 10" (3.80m x 3.62m)
Dining Kitchen
15' 3" x 8' 2" (4.65m x 2.51m)

First Floor
Landing

Bedroom One
15' 5" x 10' 8" (4.70m x 3.26m)
Bedroom Two
12' 2" x 6' 9" (3.72m x 2.06m)
Bathroom



Kitchen



Dining Area



Bedroom One

Parking: On Street Parking

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band B

Services: Mains gas, mains water, mains electricity 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: ///stars.baking.torch

Situated to the south of the town centre. The property can be found by turning off Milnthorpe Road, onto Glebe Road following the road along to a roundabout, cross the roundabout onto Anchorite Field and number 40 can be found on the left hand side opposite the park.

Viewings: 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).



Bedroom Two



Bathroom



Rear Garden

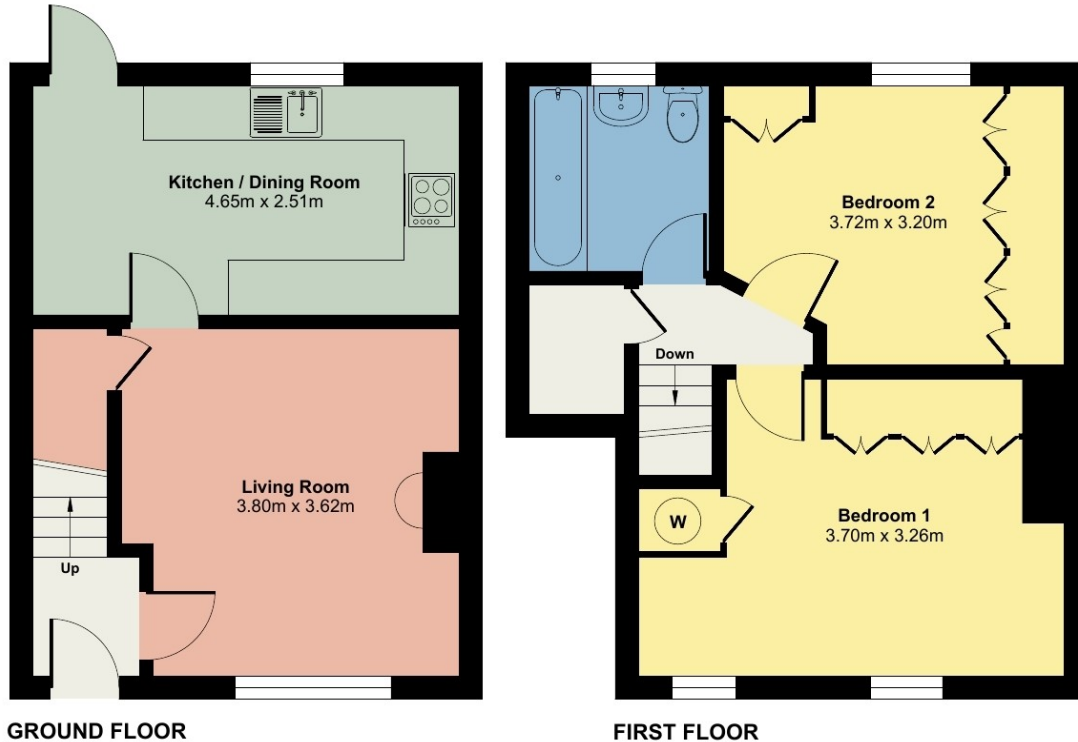


Front garden

40 Anchorite Fields, Kendal, LA9

Approximate Area = 692 sq ft / 64.2 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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1263987

A thought from the owners... "This is a great house, in a very convenient location, that has been well maintained and cared for over a sustained period of time. It provides a great opportunity for a new set of owners, in a vibrant and welcoming town".

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 28/03/2025.

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