



Kendal

£250,000

2 Green Road, Kendal, Cumbria, LA9 4QR

2 Green Road is a charming traditional stone and slate three-story semi-detached house, ideally situated in one of Kendal's most popular residential areas. Its location offers the convenience of being within walking distance of the bustling town centre, providing easy access to shops, restaurants, and other amenities. This delightful home features a manageable layout, featuring a modern fitted dining kitchen, a cosy living room, two bedrooms and a modern four piece suite bathroom.

The interior is thoughtfully decorated with a modern contemporary palette of greys, enhanced by attractive wall and floor tiling throughout. The property also includes a rear yard, with space for a shed. With its blend of traditional charm, modern amenities, and great location, 2 Green Road is ready to welcome its new owners. An early viewing is truly recommended to appreciate the charm 2 Green Road has to offer!

Quick Overview

- Charming stone & slate semi-detached house
- Modern dining kitchen
- Cosy front living room
- Contemporary four-piece suite bathroom
- Two bedrooms convertible to three if desired
- Rear enclosed shared yard
- On-street parking nearby
- Convenient location close to Kendal Green
- Will appeal to a wide range of purchasers
- Ultrafast broadband available



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Ultrafast



On street
Parking

Property Reference: K7142



Living Room



Modern Dining Kitchen



Modern Dining Kitchen



Bedroom One

On entering the property, you are welcomed into the dining area, where a striking fireplace with a timber mantle and stone hearth houses a wood-burning stove. An exposed stone wall and a tiled floor with underfloor heating add warmth and character, while a deep stone sill window looks out to the front. A concealed staircase leads to the first floor, and a useful under-stair cupboard provides practical storage space.

The kitchen is well equipped with an attractive range of wall and base units, complemented by work surfaces, an inset stainless steel sink and drainer and tiled splashbacks. Integrated appliances include a fridge, Bosch electric oven and a four-ring gas hob with extractor hood. The gas-fired boiler is neatly hidden within a wall unit and a patio door provides access to the rear yard, which is paved and has space for a shed. Please note that the neighbouring property has a right of way over this yard.

Upstairs on the first floor is the cosy front living room, which also offers the flexibility to be used as an additional bedroom, giving the option of converting the property into a three-bedroom home if required. This room features an exposed beam and a pleasant outlook to the front of the house.

The modern bathroom is finished to a high standard, with a feature stone wall and complementary part-tiled walls. It includes a four-piece suite comprising a small bath, a large walk-in shower with both rainfall and handheld showerheads, a pedestal wash hand basin, and a WC. The bathroom also benefits from a deep sill window with an exposed lintel and a heated towel radiator.

On the second floor are two well-proportioned bedrooms. Bedroom one is a comfortable double room with built-in wardrobes, an exposed beam and a useful over-stairs cupboard with shelving. The second bedroom also enjoys a pleasant outlook and has newly fitted wardrobes.

Located in a superb position for commuters, the property is just a ten-minute drive from the M6 and around fifteen minutes from the beautiful Lake Windermere. It also provides easy access to the mainline railway station at Oxenholme, where direct trains to London take less than three hours.

With its blend of traditional character, modern updates and highly convenient location, 2 Green Road is a truly appealing home. It is ready to welcome its new owners, and early viewing is strongly recommended to appreciate all it has to offer.

Accommodation with approximate dimensions:

Ground Floor:

Dining Room

11' 10" x 11' 1" (3.63m x 3.40m)

Modern Fitted Kitchen

6' 10" x 6' 6" (2.09m x 2.00m)

First Floor:

Split Landing

Living Room

12' 4" x 11' 3" (3.76m x 3.45m)

Modern Four Piece Suite Bathroom

Second Floor:

Landing

Bedroom One

12' 0" x 9' 1" (3.67m x 2.78m)

Bedroom Two

7' 9" x 7' 4" (2.38m x 2.24m)

Parking: On-street permit parking nearby.

Services: Mains gas, water and electricity.

Council Tax: Westmorland & Furness Council - Band B

Tenure: Freehold.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

What3Words & Directions: [///things.gold.crazy](https://www.what3words.com/#!/things.gold.crazy)

The property can be found by leaving Kendal on the Windermere road and taking the right turning onto Green Road. Number 2 is found on your left hand side on the corner with Windermere Road opposite the shop.

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).

Agents Note: Please be aware that the adjacent property has a legal right of way over the rear yard.



Bedroom Two



Bathroom



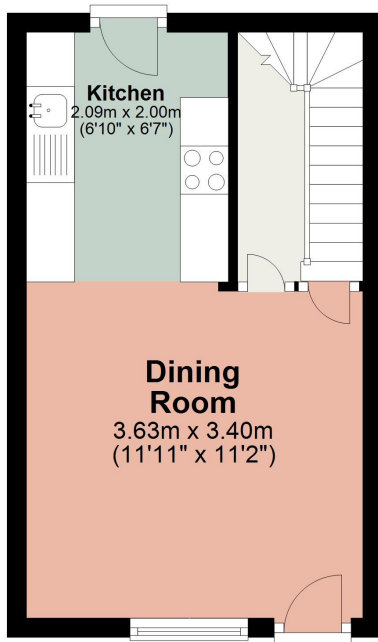
Rear Yard



Rear Yard

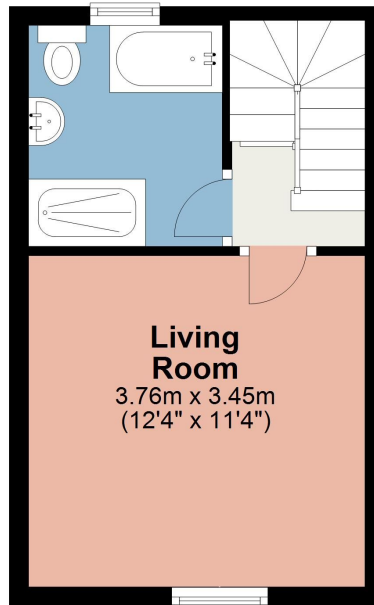
Ground Floor

Approx. 21.3 sq. metres (229.0 sq. feet)



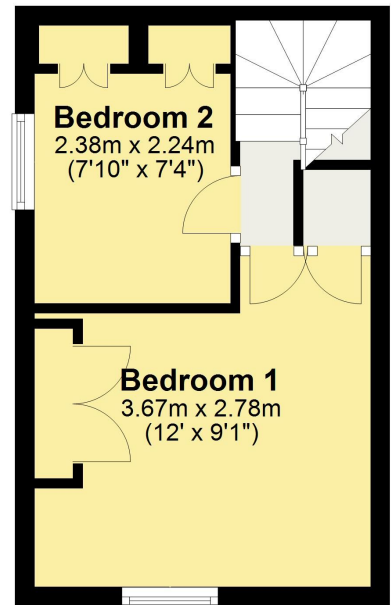
First Floor

Approx. 21.8 sq. metres (234.6 sq. feet)



Second Floor

Approx. 20.8 sq. metres (224.1 sq. feet)



Total area: approx. 63.9 sq. metres (687.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

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