Kendal

£199,950

20 Cherry Tree Crescent
Kendal
Cumbria
LA9 5EN

This attractive modern three storey, two bedroom town house enjoys an elevated position with fine views across the town. The accommodation includes a large integral garage and useful utility room on the ground floor, a living room, dining room and fitted kitchen to the first floor and the two double bedrooms and bathroom complete the picture on the second floor.

Situated in a popular residential location, this well-presented property benefits from gas central heating and double glazing and with off road parking and an easy to manage garden this really is a home ready to move into and enjoy - with no upward chain, the next step is an appointment to view.

Property Ref: K5720

2 1 2 D EPC

Living Room

Kitchen

Location: Situated in a popular residential location just off Brigsteer Road, to find the property from the town centre, proceed up Allhallows Lane continuing onto Beast Banks turning left onto Brigsteer Road. Turn left at the entrance to Underwood and then left again onto Greenwood. Follow the road round and down, take the second turning into Cherry Tree Crescent and number 20 is straight ahead.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall with UPVC double glazed door with two matching side panels. Attractive laminate floor, radiator and stairs to first floor. Door to utility room.

Utility Room 12' 11" x 6' 2" (3.94m x 1.88m) with base units with working surfaces and inset stainless steel sink and drainer. Plumbing for washing machine, space for dryer and freezer. Deep under stairs cupboard and door to garage.

First Floor

Living Room 15' 4" x 13' 3" (4.67m x 4.04m) with two double glazed windows, one with fine views across the town. Attractive timber fireplace with polished inset and hearth and living flame gas fire. Laminate flooring, coving to ceiling and radiator. TV aerial point. Open staircase to first floor.

Dining Room 10' 5" x 8' 1" (3.18m x 2.46m) with laminate flooring, coving to ceiling, telephone point and radiator. UPVC double glazed sliding patio doors to garden.

Kitchen 9' 11" x 7' 0" (3.02m x 2.13m) Fitted with an attractive range of wall and base units with complementary working surfaces with inset stainless steel sink and coordinating part-tiled walls. Cooker hood with extractor over, slot for oven, space for fridge and plumbing for dishwasher. Tiled floor, wall mounted gas central heating boiler and double glazed window.

Second Floor

Landing with double glazed window, radiator and access to loft space. Airing cupboard with hot water cylinder and shelving for linen.

Bedroom 1

Bedroom 1 (front) 11' 5" x 10' 1" (3.48m x 3.07m) with double glazed window enjoying views across the town. Two built in wardrobes, both with hanging rail and shelving. Radiator.

Bedroom 2 10' 3" x 9' 11" (3.12m x 3.02m) with double glazed window overlooking the rear garden. Radiator.

Bathroom with attractive part-tiled walls and complementary tiled floor. A three piece suite comprising; panel bath with 'Triton' shower over, wash hand basin and WC. Vertical towel radiator, extractor fan and double glazed etched window with tiled sill.

Outside:
Integral Garage: 18' 3" x 8' 9" (5.56m x 2.67m) with up and over door, power and light.

To the front of the garage is a brick paved driveway offering off road parking for one vehicle and a planted garden area.

To the rear is a private and enclosed garden with paved patio, lawn and planted borders. A gate provides access to pathway through to Applewood.

Tenure: Freehold

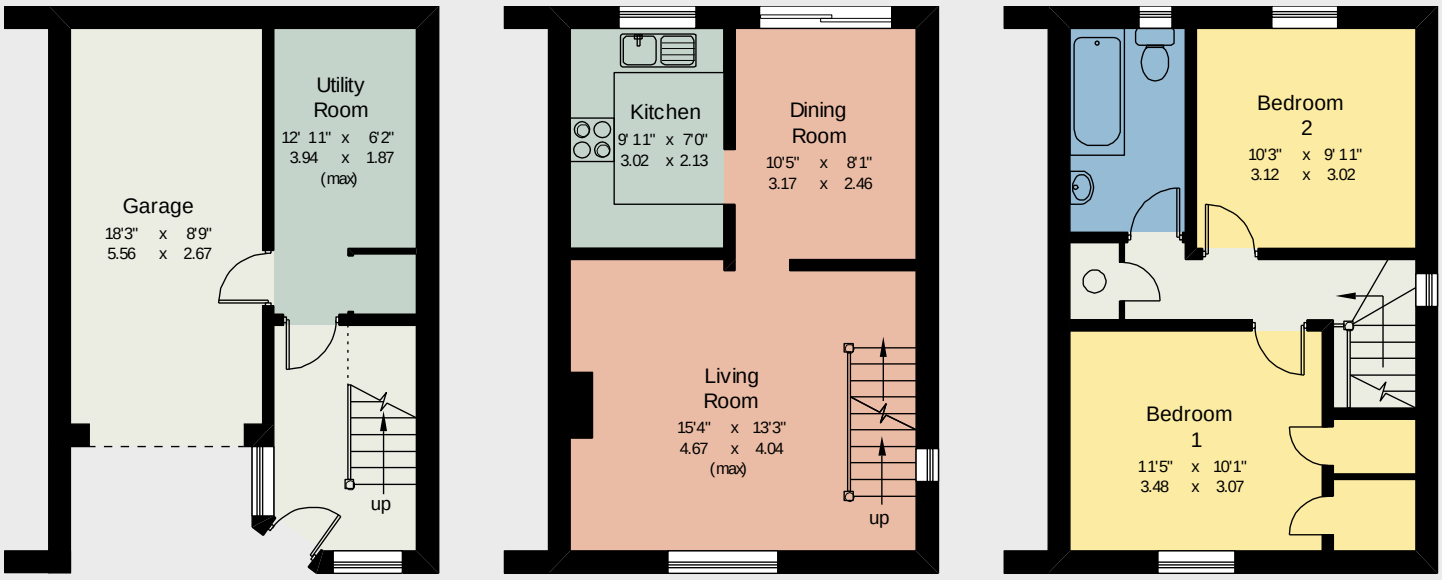
Services: Mains gas, mains electricity, mains water and mains drainage.

Ordnance Survey Map

Council Tax: Band C - South Lakeland District Council

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

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



Ground Floor First Floor Second Floor

Approx Gross Floor Area = 1067 Sq. Feet
= 98.91 Sq. Metres

For illustrative purposes only. Not to scale.

A thought from the owners...

"This is a well-proportioned and well-planned home with lots of light and lovely views."

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