



9 Rosemary Lane, Kendal  
Asking Price £230,000

Your Local Estate Agents  
Thomson Hayton Winkley



[www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

A well proportioned mid terrace house with far reaching views from the rear aspect situated close to the town centre and Serpentine Woods. Having a sitting/dining room, breakfast kitchen, three bedrooms, bathroom, cloakroom, two stores and enclosed patio garden. Permit parking applies.







## 9 ROSEMARY LANE

A well proportioned mid terrace house situated in a popular residential location within the market town of Kendal.

Having magnificent views across the town towards Kendal Castle the landscape beyond. The property is conveniently placed for the many amenities both in and around the town and is just a few minutes away from the town centre and Serpentine Woods.

The split level accommodation briefly comprises of a porch, sitting/dining room, breakfast kitchen, a cloakroom and a store to the ground floor and three bedrooms a bathroom and a store on the first floor. The property benefits from gas central heating and is offered for sale with no upper chain.

Outside offers an enclosed rear patio garden. On road residents permit parking applies.

## GROUND FLOOR

### OPEN PORCH

4' 2" x 2' 4" (1.28m x 0.72m)

Store cupboard, lighting, tiled flooring.

### PORCH

6' 10" x 4' 2" (2.10m x 1.29m)

Single glazed door with adjacent single glazed window, radiator, fitted shelf and coat hooks, tiled flooring.

### HALL

5' 10" x 3' 2" (1.78m x 0.98m)

Natural light from sitting room.

### SITTING/DINING ROOM

19' 11"max x 14' 9" max (6.08m x 4.52m)

Double glazed door to patio garden, double glazed window, radiator.

### BREAKFAST KITCHEN

13' 5" x 10' 0" (4.09m x 3.07m)

Single glazed window, radiator, base and wall unit, stainless steel sink, built in oven, gas hob, plumbing for washing machine and dishwasher, space for fridge freezer, gas combination boiler, tiled splashbacks, tiled flooring, fitted shelf.

### CLOAKROOM

6' 1" x 3' 0" (1.87m x 0.92m)

Single glazed window, two piece suite in white comprises W.C. and wash hand basin with tiled splashback.

### STORE

7' 7" x 3' 2" (2.32m x 0.97m)

Lighting.





## FIRST FLOOR

### BEDROOM

13' 4" x 12' 10" (4.07m x 3.92m)  
Single glazed window, radiator.

### BEDROOM

10' 9" x 10' 3" (3.29m x 3.13m)  
Single glazed window, radiator.

## BEDROOM

9' 7" max x 8' 11" max (2.94m x 2.73m)  
Single glazed window, radiator.

## BATHROOM

9' 6" max x 6' 1" max (2.92m x 1.86m)  
Double glazed window, heated towel radiator, three piece suite in white comprises W.C. wash hand basin and bath with electric shower over, fitted base unit, partial tiling to walls, tiled flooring.

## STORE

7' 8" x 3' 2" (2.36m x 0.97m)  
Loft access, lighting, hanging rail, fitted shelving.

## OUTSIDE

The rear of the property has an enclosed patio garden with a gate to the access lane. On road resident and visitor permit parking applies.

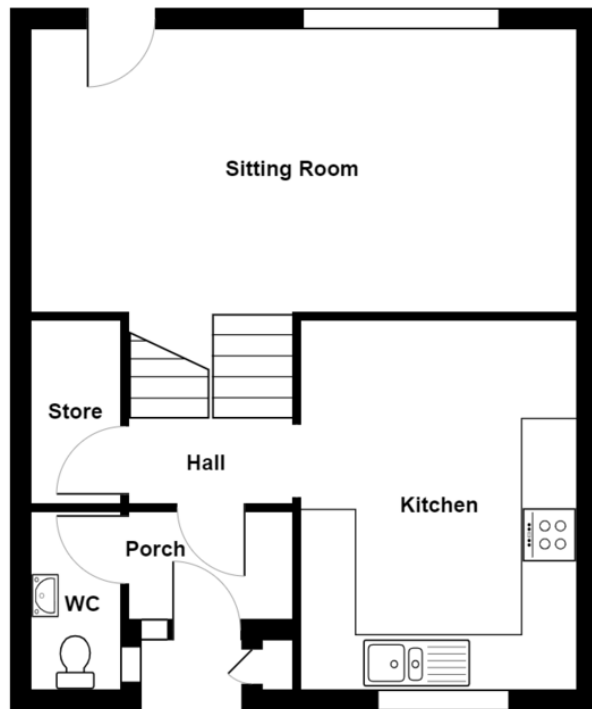
## SERVICES

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

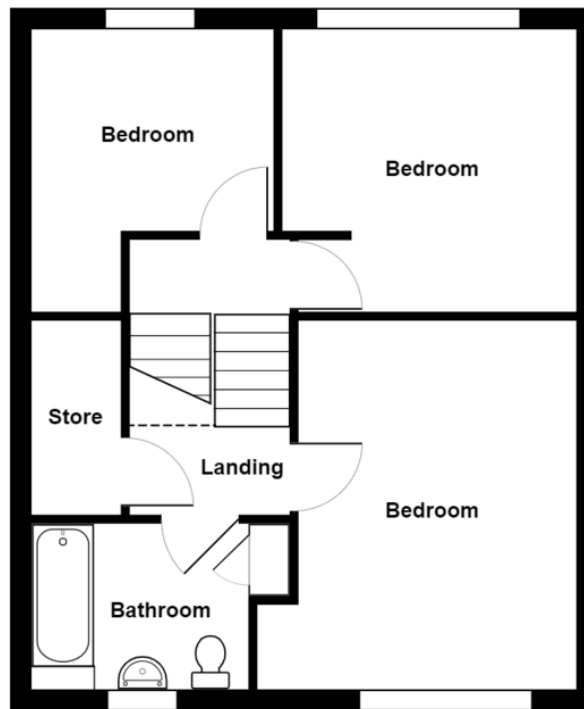
## COUNCIL TAX BANDING

Currently Band B as per the Valuation Office website.





**Ground Floor**



**First Floor**

9 Rosemary Lane, Kendal  
Total Area: 87.8 m<sup>2</sup> ... 945 ft<sup>2</sup>



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

**Important Notice**

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

**DIRECTIONS**

From Kendal Town Hall proceed up Beastbanks passing the Riflemans Arms and turn right on to Queens Road. Pass through the greens and turn right on to Serpentine Road. Park on road and continue on foot to take the steps on the right onto Sepulchre Lane continue down the next steps onto Rosemary Hill. Bear left on to Rosemary Lane to find Number 9 facing you.

WHAT3WORDS: tuned.shady.idea

Your Local Estate Agents  
**Thomson Hayton Winkley**



Kendal Office  
112 Stricklandgate  
Kendal  
T. 01539 815700  
E.kendal@thwestestateagents.co.uk

Windermere Office  
25b Crescent Road  
Windermere  
T. 015394 47825  
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office  
Palace Buildings  
Grange-over-Sands  
T. 015395 33335  
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office  
29 Main Street  
Kirkby Lonsdale  
T. 015242 71999  
E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



**THW Estate Agents**  
Best Small Agency in North West

Gold Sales | Gold Lettings

