

Kendal

£275,000

3 Finley Close, Kendal, Cumbria , LA9 6DW

3 Finley Close is a three-bedroom semi-detached home located north of the vibrant market town of Kendal. Conveniently situated within level walking distance of excellent local amenities, including shops and schools, this property offers great potential for modernisation to suit the new owner's taste and requirements. With gas central heating, UPVC double glazing and no upward chain this home is ready for its next chapter. The next step is an appointment to view.

Quick Overview

Semi detached property
No upward chain
Two reception, fitted kitchen and utility
Three bedrooms
Shower room & cloakroom
Off road parking
Front and rear gardens
Gas central heating
Early viewing recommended!
Ultrafast Broadband available



3



1



2



D



Ultrafast



Off road
parking

Property Reference: K7035



Living Room



Dining Room



Kitchen



Rear Garden

Upon entering, you are welcomed into the entrance hall, which features stairs leading to the first floor and access to a cloakroom fitted with a wash hand basin and WC. The ground floor comprises a living room, dining room, fitted kitchen and utility room. The bright and spacious living room benefits from a feature bay window overlooking the front, whilst the dining room enjoys a rear-facing outlook.

The kitchen is equipped with a range of wall and base units, complemented by work surfaces and a stainless steel sink and half with a drainer and co-ordinating part tiled walls. There is space for a slot-in oven and an under-counter fridge, with a window to the side aspect. A step down leads to the utility room, which offers additional storage units, houses the wall-mounted gas boiler and provides plumbing for a washing machine and space for a freezer. A door from the utility room gives access to the rear garden.

Upstairs, there are three bedrooms and a shower room. Bedroom one is a spacious double room with a rear aspect and a useful built-in storage cupboard. Bedroom two is another double room with a front aspect and access to the loft. Bedroom three is a single bedroom with a front aspect.

The modern shower room is generously sized and features a three-piece suite; including a large walk-in shower with panelled walls, a wash hand basin and a WC. The space is finished with part-tiled walls, two windows and an airing cupboard housing the hot water cylinder.

The property is set back with a low-maintenance front garden featuring decorative stone and a driveway for off-road parking. The rear garden is well-established, with a patio leading to a lawn, mature flower beds and a pathway extending to a greenhouse and timber shed/workshop. A second patio area provides an additional space for outdoor seating.

This home presents a fantastic opportunity for those looking to personalise a property to their own style in a sought-after location.

Accommodation with approximate dimensions:
Ground Floor

Entrance Hall

Cloakroom

Living Room

12' 6" x 12' 9" (3.83m x 3.90m)

Dining Room

12' 1" x 12' 5" (3.69m x 3.79m)

Kitchen

8' 8" x 6' 8" (2.65m x 2.05m)

Utility Room

6' 7" x 9' 8" (2.02m x 2.97m)

First Floor

Landing

Bedroom One

12' 5" x 11' 0" (3.80m x 3.36m)

Bedroom Two

11' 5" x 11' 4" (3.48m x 3.46m)

Bedroom Three

7' 7" x 7' 10" (2.33m x 2.39m)

Shower Room

Parking: Off Road Parking

Property information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

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: [///luring.applause.verve](https://www.what3words.com/#!/luring.applause.verve)

Leaving Kendal on the A6 Shap Road, proceed past the turning to Mintsfeet Road and Finley close is then the fourth turning on your left. Continue down the road and number three is located on the right-hand side, halfway down the cul-de-sac

Viewing: Strictly by appointment with Hackney & Leigh.

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Bedroom One



Bedroom Two



Bedroom Three



Shower Room

"Double Click Text To Insert Floor Plan"



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