



11 Archers Meadow, Kendal
Asking Price £320,000

Your Local Estate Agents
Thomson Hayton Winkley



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A well proportioned semi detached house occupying a cul-de-sac location on a popular residential development within the market town of Kendal. Having a sitting room, dining room, kitchen, conservatory, three bedrooms, bathroom, shower room and en suite shower room, garage, parking and gardens.







ACCOMMODATION

An appealing semi detached house occupying a pleasant cul-de-sac position in a popular residential area conveniently placed for the amenities on offer both in and around the market town of Kendal. The property is close to Kendal Castle, a local convenience store and bus routes to the town centre. The location offers easy access to the many amenities available both in and around the town, road links to the M6, the mainline railway station at Oxenholme and both the Lake District and Yorkshire Dales National Parks.

The well proportioned accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, conservatory, shower room and rear hall with access to the garage on the ground floor and has three bedrooms, with one having an en suite shower room, and a bathroom to the first floor. The property benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside offers ample driveway parking to the front of the garage and well presented gardens to the front and rear.

GROUND FLOOR

ENTRANCE HALL

6' 11" x 4' 0" (2.13m x 1.23m)

Double glazed door, radiator, fitted coat hooks, coving.

SITTING ROOM

16' 1" max x 12' 10" max (4.92m x 3.93m)

Double glazed window, two radiators, living flame gas fire to feature fireplace, understairs cupboard, coving.

DINING ROOM

10' 9" max x 8' 2" max (3.30m x 2.49m)

Double glazed patio doors to conservatory, radiator, coving.

KITCHEN

11' 1" x 7' 8" (3.39m x 2.34m)

Double glazed window, radiator, good range of base and wall units, sink, built in oven, gas hob with extractor hood over, integrated fridge and dishwasher, tiled splashbacks.

CONSERVATORY

10' 8" x 7' 9" (3.27m x 2.37m)

Double glazed French doors and windows, UPVC roof, wall mounted electric heater, recessed spotlights, wall light.

REAR HALL

8' 9" x 3' 3" (2.69m x 1.01m)

Painted external door, double glazed Velux window, built in cupboard, wall lights, fitted coat hooks, access to garage.

SHOWER ROOM

7' 8" max x 5' 4" max (2.35m x 1.65m)

Double glazed Velux window, heated towel radiator, three piece suite comprises W.C. with concealed cistern, wash hand basin and walk in shower with thermostatic shower fitment, built in shelving, fitted mirror, extractor fan, recessed spotlights.





FIRST FLOOR

LANDING

11' 10" max x 6' 2" max (3.62m x 1.90m)

Radiator, built in airing cupboard housing electric tube heater, loft access.

BEDROOM

12' 11" x 8' 10" (3.95m x 2.71m)

Double glazed window, radiator, built in wardrobe.

EN SUITE

6' 2" x 4' 11" (1.89m x 1.50m)

Radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, fitted glass shelf, extractor fan, partial tiling to walls.

BEDROOM

9' 9" max x 9' 7" max (2.98m x 2.94m)

Double glazed window, radiator, built in wardrobe.

BEDROOM

9' 10" max x 7' 0" max (3.00m x 2.14m)

Double glazed window, radiator, built in cupboard.

BATHROOM

7' 0" x 5' 6" (2.14m x 1.69m)

Double glazed window, radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and bath with electric shower over, fitted mirrored wall unit, extractor fan, partial tiling to walls.

GARAGE

18' 0" max x 9' 6" max (5.49m x 2.92m)

Electric roller shutter door, light and power, space for freezer and tumble dryer, plumbing for washing machine, fitted wall unit, shelving and coat hooks, mezzanine storage.

OUTSIDE

There is driveway parking to the front of the garage and a well maintained lawn garden with established shrubs. The enclosed rear garden offers a lawn with well stocked border, patio and a store.

SERVICES

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

COUNCIL TAX BANDING

Currently band D as per the Valuation Office website.





Ground Floor

First Floor

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 | | 104 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

DIRECTIONS

From the Kendal office proceed along Aynam Road turning left at the traffic lights into Parkside Road. Opposite the cricket ground turn right into Archers Meadow and take the next turning to the left. At the next junction turn left again and number 11 is located on the left.

WHAT3WORDS:

rang.wooden.orbit

**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

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