



Kendal

£300,000

10 Swallow Close, Kendal, Cumbria, LA9 7SN

Nestled in a quiet cul-de-sac just off Valley Drive, 10 Swallow Close is a well presented three bedroom end-terraced home that has been thoughtfully updated and improved by the current owner. Offering spacious living accommodation, this property boasts a generous garden/dining room, off-road parking, and an enclosed rear garden. Conveniently located, it is within easy reach of Heron Hill Primary School, ASDA Supermarket, a doctor's surgery and offers excellent transport links to the M6 and the mainline train station.

Quick Overview

- End of terrace property
- Off road parking
- Enclosed rear garden
- Two reception rooms & fitted kitchen
- Three bedrooms
- Shower room & cloakroom
- Gas central heating
- UPVC double glazing
- Close to local amenities
- Ultrafast broadband available



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Ultrafast
available



Off road parking

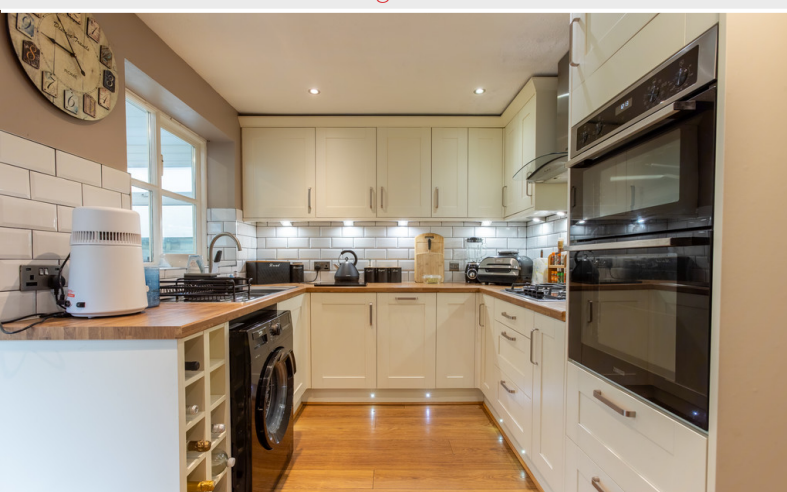
Property Reference: K7018



Living Room



Living Room



Kitchen



Kitchen

Stepping inside, the entrance hall provides access to the living room and the cloakroom. The cloakroom features a vanity unit with a wash hand basin, a WC, a heated towel rail and is finished with part-tiled walls and flooring, along with a window for natural light.

The living room is a welcoming space, boasting a window that overlooks the front garden and has an attractive fireplace with a coal effect electric fire. Stairs lead to the first floor, while a door opens into the well-equipped kitchen.

The kitchen is fitted with a good range of wall and base units, complemented by sleek work surfaces with an inset sink and half with a drainer. Integrated appliances include a Zanussi dishwasher, double oven and a four-ring gas hob with a stainless steel extractor hood and with space for a fridge freezer. A useful understairs cupboard provides extra storage. A window and a door lead into the garden/dining room.

The expansive garden/dining room is a highlight, offering views over the rear garden and access to the outdoor space, perfect for entertaining or relaxing.

Upstairs, the first floor comprises three bedrooms and a shower room. Bedroom one is a generous double with an aspect to the front, while the second bedroom is another well-proportioned double overlooking the rear. The third bedroom is a comfortable single, also facing the front, and features an over-stairs cupboard housing the wall-mounted gas boiler.

The shower room is fitted with a three-piece suite, including a shower, WC, and a vanity unit with a wash hand basin and built-in storage. The space is finished with part-tiled walls, a lino floor and a window for ventilation.

Externally, the property benefits from a driveway with parking for three cars and a neatly maintained front lawn. The enclosed rear garden provides a delightful outdoor space with a patio area, a lawn and a timber shed, all while enjoying views over Bluebell Woods.

Situated in a popular residential area, this home offers easy access to local schools, parks and amenities, making it an excellent choice for families seeking a welcoming community. A fantastic opportunity for the next owners to move in and enjoy.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Cloakroom

Living Room 15' 7" x 11' 8" (4.77m x 3.58m)

Kitchen 14' 4" x 8' 2" (4.39m x 2.50m)



Conservatory/Dining Area



Kitchen



Kitchen



Landing Area



Bedroom One



Bedroom Two

Conservatory/Dining Room 12' 8" x 10' 9" (3.88 m x 3.29m)

First Floor

Landing

Bedroom One 13' 10" x 8' 3" (4.23m x 2.54m)

Bedroom Two 10' 1" x 8' 0" (3.08m x 2.45m)

Bedroom Three 10' 3" x 6' 0" (3.14m x 1.85m)

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: [///drift.books.itself](https://www.what3words.com/drift.books.itself)

Leaving Kendal on the Burton Road proceed past the Kendal Leisure Centre, at the traffic lights bear left onto Oxenholme Road. At the next set of traffic lights turn left onto Kendal Parks Road and Valley Drive is the second turning on your left. Follow the road along and take the fourth turning on the right into Swallow Close, and number 10 can then be found to towards the head of the cul de sac on the left.

Viewings: Strictly by appointment with Hackney & Leigh.

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).



Bedroom Three



Bathroom



Rear garden



Conservatory/Dining Area

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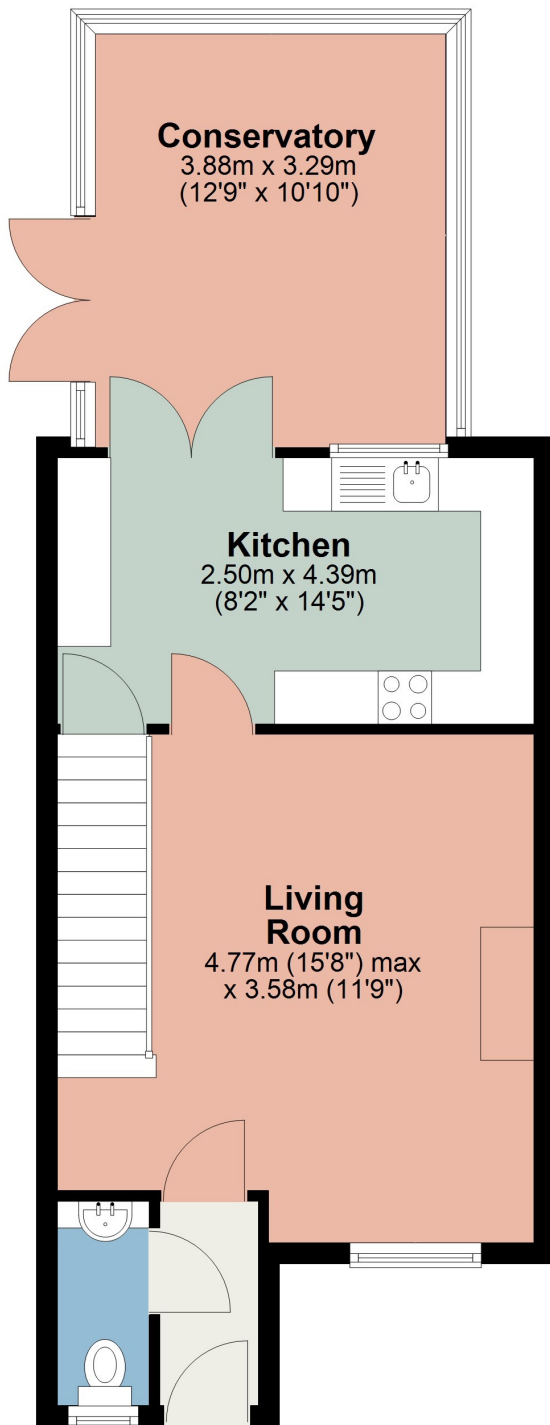


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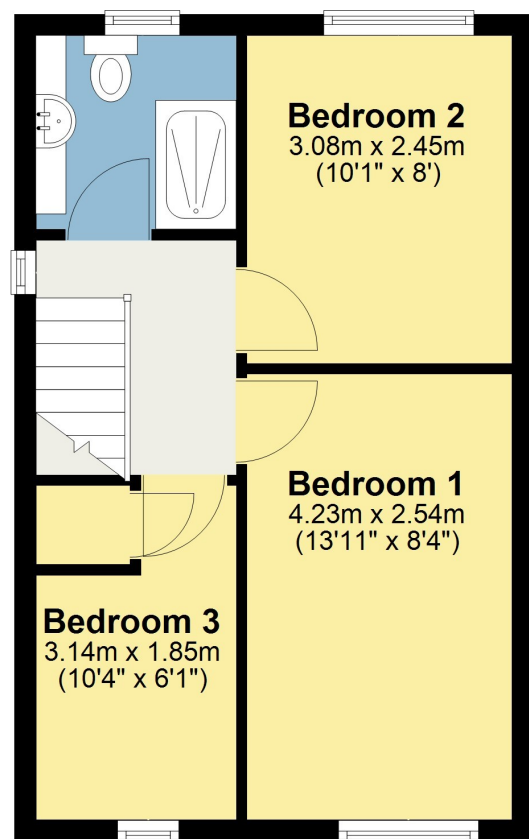
Ground Floor

Approx. 48.2 sq. metres (519.2 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



Total area: approx. 81.3 sq. metres (874.8 sq. feet)

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/02/2025.

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