



## Kendal

£350,000

170 Valley Drive, Kendal, Cumbria, LA9 7SF

Set on the popular Valley Drive residential area in Kendal, this delightful mid-terraced property offers a harmonious blend of comfort and convenience. 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. As you step inside, you're greeted by a welcoming entrance hall providing access to a cloakroom on the left complete with a WC and wash basin.

### Quick Overview

- Mid Terraced House
- Three double bedrooms
- Well presented family property
- Spacious living room
- Gas central heating
- Integral garage/ home utility
- Early viewing recommended!
- Driveway parking for several vehicles
- Close to local amenities including schools
- Ultrafast Broadband available



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Ultrafast  
Broadband



Driveway  
Parking

Property Reference: K7063



Living/Dining Room



Living/Dining Room



Kitchen



Utility

To the right, the well-appointed kitchen boasts fitted wall and base units, featuring integrated appliances including a Belling oven, grill, and a four-ring hob with a Siemens extractor fan. With recess ready for a fridge/freezer and plumbing for a washing machine, this kitchen is both stylish and functional. The adjoining utility room houses the boiler and offers additional space for a fridge freezer and tumble dryer, seamlessly connecting to the former integral garage perfect for storing bikes and gardening tools. This utility space also provides access to the rear garden, making outdoor chores a breeze.

The bright and airy living room is a haven of relaxation, featuring a gas fire and a dining area with doors leading outside, perfect for entertaining or enjoying a quiet evening at home. Having access to an under stairs store perfect for hanging coats up.

Heading upstairs, the first bedroom is a spacious double with fitted wardrobes and access to an fully tiled en-suite, complete with a vanity wash basin, WC, walk-in shower and a heated towel rail. Two additional double bedrooms provide ample space, with one currently serving as a dressing room. The house bathroom on this level includes a WC and wash basin vanity unit, panelled bath with a shower over and heated towel rail. There is access to a part boarded loft perfect for storage also having light.

Outside, enjoy the patio seating area and the sizeable lawned gardens to the front and rear, offering a serene escape. The rear garden boasts a south westerly aspect for enjoyment of the sun and fabulous sunsets. With driveway parking for several vehicles, this property combines practicality with charm, making it an ideal home for families or those seeking a convenient location in Kendal.

Accommodation with approximate dimensions:

Entrance Hall

Cloakroom

Kitchen

11' 6" x 8' 7" (3.52m x 2.64m)

Living/Dining Room

16' 11" x 13' 2" (5.16m x 4.03m)

Under Stairs Store

Utility

10' 5" x 9' 1" (3.18m x 2.79m)

Garage

8' 11" x 5' 8" (2.74m x 1.74m)



Living/Dining Room



Living/Dining Room



Bathroom



En Suite



Bedroom Three



Bedroom Two

## First Floor

### Bedroom One

11' 8" x 10' 1" (3.57m x 3.08m)

### En Suite

### Bedroom Two

12' 1" x 8' 10" (3.70m x 2.71m)

### Bedroom Three

10' 2" x 9' 6" (3.11m x 2.91m)

## House Bathroom

### Property Information:

#### Tenure:

Freehold.

#### Council Tax:

Westmorland and Furness Council Tax - Band D

#### 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:

[///mild.wicked.spice](https://www.what3words.com/mild.wicked.spice)

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 when you get to the junction turn right and approximately 100 yards down 170 Valley Drive will be found on your right.

#### Viewing:

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 One



Bedroom One



Garden



Garden

Request a Viewing Online or Call 01539 729711

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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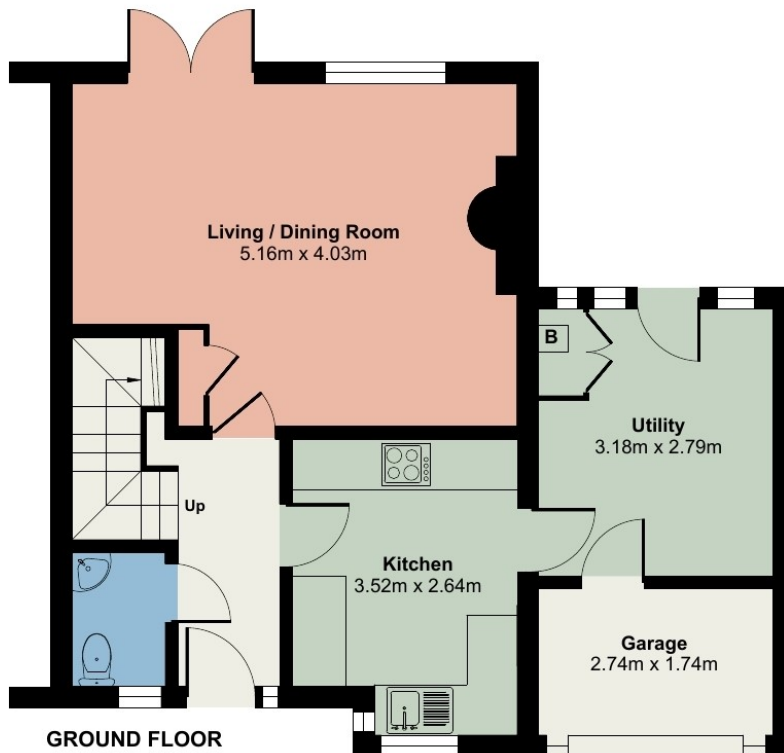
# Valley Drive, Kendal, LA9

Approximate Area = 1059 sq ft / 98.3 sq m

Garage = 52 sq ft / 4.8 sq m

Total = 1111 sq ft / 103.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1265189

**A thought from the owners...** "We love the garden as its nice and private and secure for children. Surrounded by lovely neighbours."

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 28/03/2025.

Request a Viewing Online or Call 01539 729711