



## Kendal

£340,000

20 Beckside, Kendal, Cumbria , LA9 7PF

20 Beckside is conveniently located within easy walking distance to Asda, Westmorland General Hospital, Kendal Leisure Centre, primary and secondary schools, a post office and Helme Chase doctor's surgery and for access to the mainline railway station at Oxenholme and the M6 Motorway at Junction 36.

As you enter the property, you are welcomed by an entrance porch that provides access to the integral garage ideal for storage featuring an up-and-over door. A spacious entrance hall greets you, with stairs rising to the first floor. To the left, there is a generous dining area, a room full of character that could tell stories of family gatherings and celebrations.

### Quick Overview

- Detached House
- Three bedrooms
- Two reception rooms
- Well tended gardens
- No upward chain!
- Integral garage
- Located in sought after residential area
- Early viewing is highly recommended!
- Off road parking for two vehicles
- Ultrafast Broadband\*



3



2



2



E



Ultrafast  
Broadband



Off Road  
Parking

Property Reference: K7124





Living Room



Living Room



Dining Room



Kitchen

Straight ahead, you'll find the well-appointed kitchen, fitted with ample wall and base units, integrated appliance and a breakfast bar. There is space for a fridge and washer/dryer, along with a sink unit, oven, four-ring hob, and extractor fan. The kitchen leads through to a rear porch and a convenient cloakroom with a WC and wash basin.

The property also boasts a light-filled, dual-aspect living room offering access to a patio area at the rear-ideal for relaxing or entertaining.

Upstairs, there are three double bedrooms, including bedroom one which has built in wardrobes and an en-suite bathroom comprising a panelled bath with shower over, WC and wash basin. Bedroom Two has a rear aspect and has a storage cupboard perfect for clothes which houses the hot water cylinder. The house bathroom mirrors the en suite layout, serving the remaining bedrooms.

Outside, the front of the property features a lawned area bordered by mature shrubs, while the rear garden is mainly laid to lawn and includes a patio perfect for enjoying summer evenings. An undercroft provides generous storage for garden furniture and an additional under-stairs cupboard offers space for household items.

Early viewing is highly recommended to come and put your personal touch on this property!

#### Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Entrance Hall

Living Room 20' 1" x 10' 1" (6.14m x 3.09m)

Dining Room 16' 0" x 9' 10" (4.88m x 3.01m)

Kitchen 9' 9" x 10' 0" (2.99m x 3.05m)

Cloakroom

Rear Porch

Garage

First Floor:

Bedroom One 13' 8" x 9' 10" (4.19m x 3.00m)

En-suite





Kitchen



Bedroom One





Bedroom Two



En-suite



Bedroom Three



Bathroom

**Bedroom Two** 9' 9" x 9' 8" (2.99m x 2.97m)

**Bedroom Three** 10' 1" x 10' 0" (3.09m x 3.05m)

**House Bathroom**

**Property Information**

**Tenure:** Freehold

**Council Tax:** Westmorland and Furness Council - Band E

**Services:** Mains gas, mains electricity, mains water 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:** [///tonic.gone.fluid](https://www.what3words.com/tonic.gone.fluid)

Take the Burton Road out of Kendal proceed past The Kendal Leisure Centre and on reaching the traffic lights take the first left turning onto Heron Hill. Turn first right onto Esthwaite Avenue by the Spa shop and continue up and over the hill taking the second turning left into Beckside and number 20 can be found on your right hand side a short way down.

**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).





View



Front Garden





Garden



Garden

Request a Viewing Online or Call 01539 729711



# Meet the Team

## Keira Evans

Branch Manager & Valuer  
Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



## Hayley Wilson

Assistant Manager & Property Valuer  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Shannon Hipwell-Dixon

Sales Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Claudia Cutolo

Sales Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Holly Strickland

Sales Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Maurice Williams

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Gail Reaney

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Jo Thompson

Letting Manager  
Tel: 01539 792035  
jonthompson@hackney-leigh.co.uk



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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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: [kendalsales@hackney-leigh.co.uk](mailto:kendalsales@hackney-leigh.co.uk)

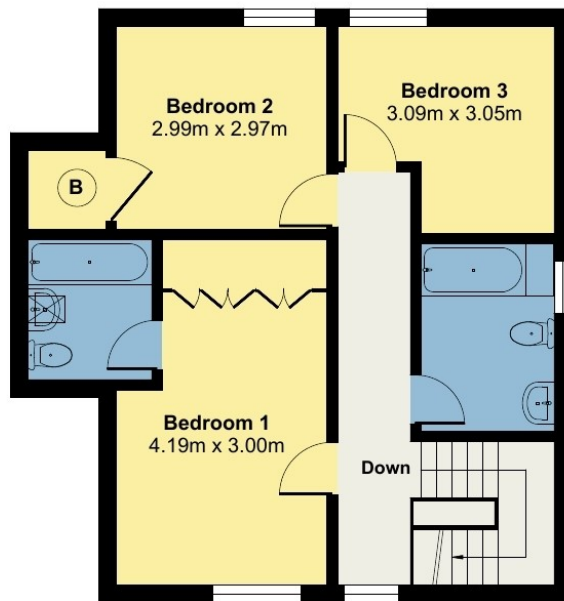
## Beckside, Kendal, LA9

Approximate Area = 1240 sq ft / 115.1 sq m

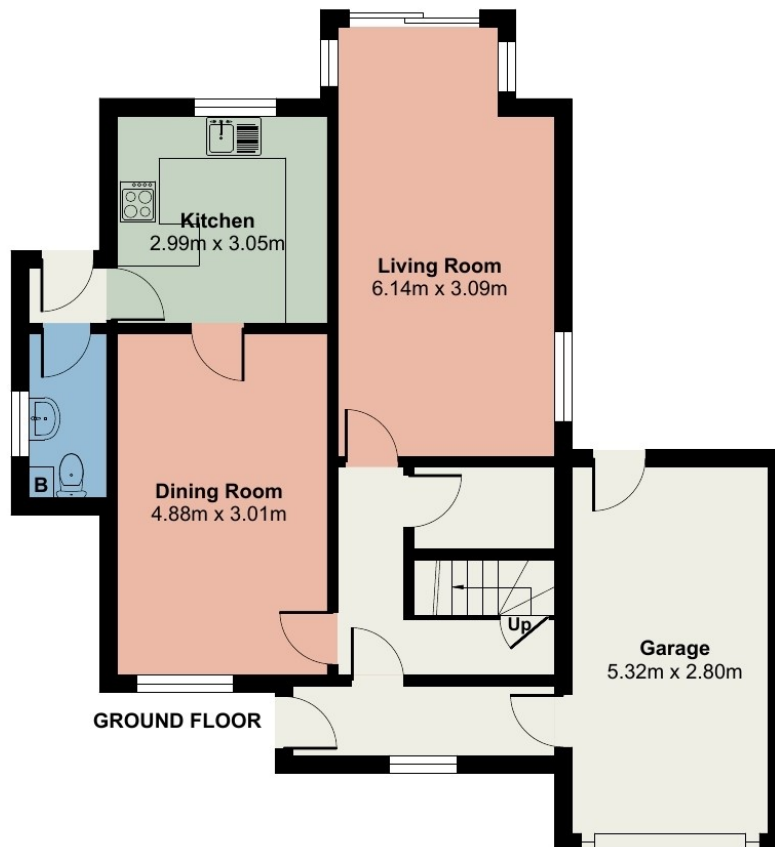
Garage = 158 sq ft / 14.6 sq m

Total = 1398 sq ft / 129.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1311287

A thought from the owners... “A well constructed family home in a convenient location close to local amenities.”

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 04/07/2025.

Request a Viewing Online or Call 01539 729711