



48 Greenwood, Kendal
Asking Price £275,000

Your Local Estate Agents
Thomson Hayton Winkley



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48 GREENWOOD

An appealing end terrace house situated in a popular residential area conveniently placed for the many amenities available both in and around the market town of Kendal.

The town offers easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and Junction 36 of the M6.

The well proportioned accommodation briefly comprises entrance hall, sitting room and dining kitchen to the ground floor and three bedrooms and a bathroom on the first floor. The property benefits from double glazing to the most part and has gas central heating and offers potential to extend over the garage subject to necessary planning consent.

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

48 Greenwood is offered for sale with no upper chain.

ENTRANCE HALL

7' 1" max x 4' 1" max (2.18m x 1.25m)

Single glazed door with adjacent double glazed window, radiator, fitted shelving and coat hooks, coving.

SITTING ROOM

14' 10" x 10' 8" (4.53m x 3.27m)

Double glazed patio doors, double glazed window, two radiators, living flame gas fire to slate fireplace, coving.

DINING KITCHEN

14' 10" x 13' 8" (4.54m x 4.17m)

Two double glazed windows, radiator, good range of base and wall units, stainless steel sink, built in double oven, gas hob with glass splashback and extractor hood over, cupboard housing gas central heating boiler, space for fridge plumbing for washing machine, fitted bench and shelving.

LANDING

9' 3" max x 5' 2" max (2.83m x 1.59m)

Radiator, access to partially boarded loft with lighting and drop down ladder.

BEDROOM

10' 9" max x 8' 0" max (3.30m x 2.46m)

Double glazed window, radiator, fitted wardrobe, built in cupboard, fitted coat hooks.

BEDROOM

10' 4" x 8' 0" (3.16m x 2.46m)

Double glazed window, radiator, fitted wardrobe and storage, built in airing cupboard housing hot water cylinder, built in cupboard.

BEDROOM/STUDY

7' 8" x 6' 5" (2.34m x 1.98m)

Double glazed window, radiator, fitted desk and shelving.

BATHROOM

7' 3" max x 6' 5" max (2.22m x 1.96m)

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

OUTSIDE

The front of the house has ample driveway parking to the front of the garage, lawned garden with established shrubs and a well stocked border. The rear of the property offers attractive garden space with a paved patio and a variety of established trees and shrubs.

GARAGE

18' 10" max x 9' 3" max (5.75m x 2.82m)

Up and over door, single glazed pedestrian door, single glazed window, light and power, fitted shelving, space for freezer and tumble dryer.

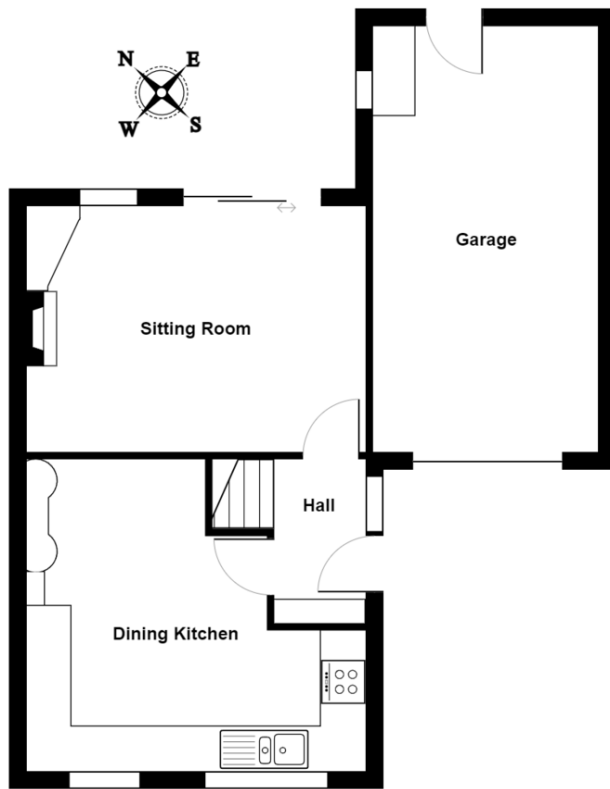
SERVICES

Mains electricity, mains gas, mains water, mains drainage

COUNCIL TAX BANDING

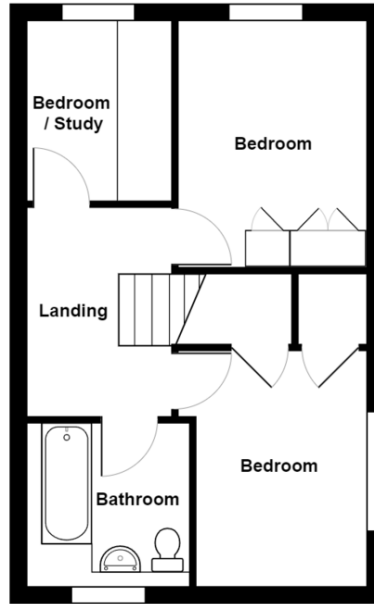
Currently Band C as per the Valuation Office website.





Ground Floor

48 Greenwood, Kendal
 Total Area: 86.9 m² ... 935 ft²
 For illustrative purposes only - not to scale.
 The position and size of features are approximate only.
 © North West Inspector.



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Kendal Town Hall proceed up Allhallows Lane, through Beast Banks and on to greenside turning left on to Bankfield road and take the first right on to Brigsteer Road. Continue and turn left on to Underwood and take the second left on to Greenwood. Continue to find number 48 located on the left.

WHAT3WORDS: jazzy.pilots.first

Important Notice

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