



Kendal

£200,000

4 Strickland Court , Windermere Road, Kendal, Cumbria , LA9 4QU

Located within a secluded courtyard development, 4 Strickland Court is a end of terrace house. The property is perfect to make your own. On the ground floor you will find a dual aspect airy living room with door to the garden as well as a fitted kitchen. Upstairs you will find two double bedrooms and a bathroom.

The property benefits from a lawned garden and off-road parking to the side. Conveniently located within walking distance of the centre of the historic market town of Kendal - "The Gateway" to the Lake District. If you are looking for a home ready to move into and enjoy for permanent or holiday use, then an appointment to view is your next step.

Quick Overview

End terraced town house

Living/dining room

Fitted kitchen

Two double bedrooms & bathroom

No upward chain

Lovely lawned garden

Convenient location for Kendal town centre

Perfect to be a home or investment opportunity

Allocated parking to the side of the property

Ultrafast broadband available



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1



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Ultrafast



Allocated
Parking

Property Reference: K6956



Entrance Hall



Kitchen



Living Room



Living Room

Property Overview:

Strickland Court constitutes a charming enclave of mews and townhouses, formerly part of Kendal Hospital. Positioned a brief stroll from the town centre, the residence enjoys convenient proximity to an array of local amenities and supermarkets. Moreover, it offers easy access to northbound routes leading to the scenic wonders of the Lake District National Park and the A591.

4 Strickland Court has an easy-to-manage layout. Stepping inside, there is a staircase rising to the first-floor level and hanging hooks for everyday coats. Following through into the living/dining room which creates a perfect place for unwinding after a long day. The fitted kitchen is located on this floor with a range of pale blue wall, base and drawer units with complementary worktop space. Kitchen appliances include; a Zanussi oven, stainless steel sink, electric hob and extractor fan. There is space for fridge freezer and plumbing for a washing machine.

Upstairs you will find two bright and spacious double bedrooms one boasting built in wardrobes and storage cupboards. The house bathroom comprises of a wc, pedestal wash basin and panelled bath with a shower over, is also situated on this floor.

To the rear of the property there is an attractive garden with a patio and a lawned area surrounded by mature trees with a private parking space to the side of the property. Perfectly located, the development of Strickland Court is within walking distance of the Kendal town centre. The home is perfect for you to make your own - early viewing recommended.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

14' 7" x 12' 11" (4.46m x 3.96m)

Kitchen

8' 8" x 6' 6" (2.65m x 1.99m)

First Floor:

Landing

Bedroom One

7' 9" x 12' 11" (2.38m x 3.96m)

Bedroom Two

8' 8" x 10' 11" (2.66m x 3.35m)

Bathroom

Parking:

Allocated parking space.

What3words & Location:

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When leaving Kendal town centre via Windermere Road just past the primary traffic lights, make the second right turn onto Caroline Street. Continue along this road, veering left, up the hill and take the initial left turn into Strickland Court. Upon entering Strickland Court, veer left again and the property sits nestled on the left hand-side in the corner.

Services:

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

Council Tax:

Westmorland and Furness - Band C

Tenure:

Freehold.

Viewings:

Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti-Money Laundering Regulations (AML)

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 1



Bedroom 2



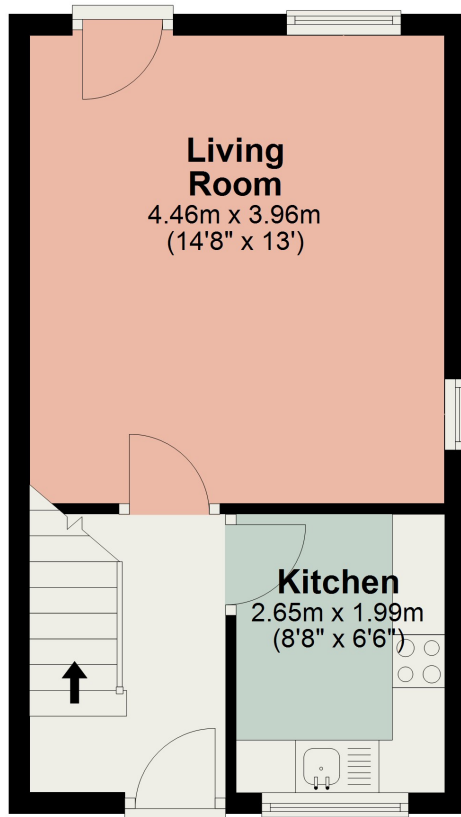
View



Garden

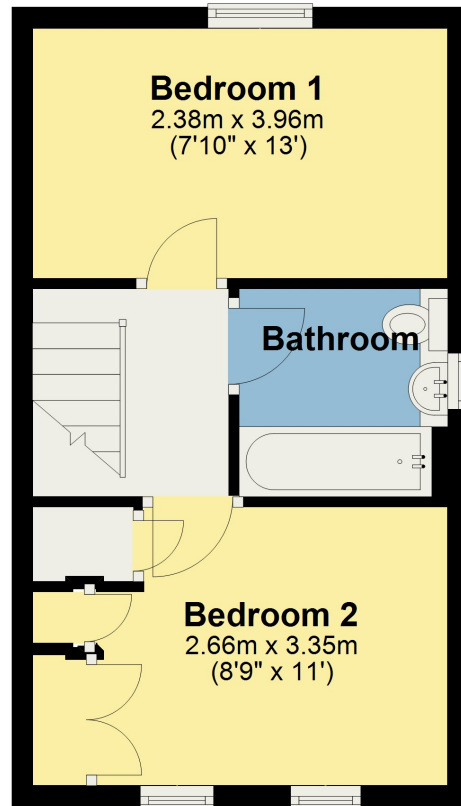
Ground Floor

Approx. 28.6 sq. metres (307.3 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



Total area: approx. 56.9 sq. metres (612.5 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

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