



## Kendal

£250,000

34 Sandgate, Kendal, Cumbria, LA9 6HT

This immaculately presented three-bedroom semi-detached property is located in a popular residential estate, just a short distance from Kendal town centre. The ground floor features two inviting reception rooms and a fitted kitchen, providing a comfortable and functional living space.

On the first floor, you'll find three bedrooms and a family bathroom. The property also boasts low-maintenance front and rear gardens, off-road parking, and a detached garage. With no upward chain, early viewing is highly recommended to fully appreciate what this well maintained home has to offer.

### Quick Overview

- Semi-detached property
- Two reception rooms & kitchen
- Three bedrooms
- House bathroom
- Front and rear gardens
- Detached garage
- Off road parking
- No upward chain
- Early viewing recommended!

Openreach and Fibrus Broadband available



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Openreach  
and Fibrus



Off Road  
Parking

Property Reference: K6965



Living Room



Dining/sitting room



Kitchen



Kitchen

**Property Overview:** Sandgate is a well established residential area in Kendal, making it appealing to families and professionals alike, offering convenient access to the town centre. The area offers local amenities, including shops, schools and parks, while being close to the scenic beauty of the Lake District. Sandgate is well-connected by public transport and roads, providing easy access to surrounding areas and attractions.

Entering through the side door just off the driveway, you arrive in a small porch that leads into the entrance hall. This area features stairs to the first floor and a practical understairs cupboard. From the hall, you have access to both the living room and the sitting/dining room.

The living room features a bay window that overlooks the front garden, creating a bright and inviting space. It is enhanced by a charming feature fireplace with a coal-effect gas fire, accompanied by two fireside alcoves.

Step into the sitting/dining room, which boasts a feature open brick fireplace with a coal-effect gas fire, adding a cozy touch. Side aspect. A door provides direct access to the kitchen.

The kitchen enjoys a rear aspect as well with a door leading directly to the garden. It is fitted with an attractive range of contemporary wall and base units with complementary work surfaces with an inset stainless steel sink and drainer. An integrated oven with a four-ring induction hob with extractor fan and tiled splashback. Additionally, there is plumbing for a washing machine, along with space for a dryer and fridge.

Heading up to the first-floor landing, you'll find access to the fully boarded loft with lighting and Velux windows, along with three bedrooms and a bathroom.

Bedroom one is a spacious double room featuring a bay window with a front aspect and benefits from fitted wardrobes. Bedrooms two and three overlook the rear, with bedroom three also offering a useful storage cupboard.

The modern bathroom features a three-piece suite including; a panel bath with an overhead shower and panelled walls, a WC and a wash hand basin. It also includes part-tiled walls, windows and an extractor fan for ventilation.

Completing the property is the outdoor space. At the front, there is a patio area with a raised flower bed and adjacent to the side a block paved, gated driveway. The rear garden is fully flagged, offering a low-maintenance area for outdoor enjoyment.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Entrance Hall**

**Living Room**

13' 8" x 11' 3" (4.18m x 3.44m)

**Dining/Sitting Room**

13' 10" x 10' 3" (4.23m x 3.13m)



14' 9" x 5' 10" (4.50m x 1.80m)

## Landing

14' 10" x 11' 11" (4.54m x 3.64m)

10' 9" x 7' 2" (3.30m x 2.20m)

10' 9" x 7' 2" (3.30m x 2.20m)

16' 4" x 8' 1" (5.00m x 2.48m) Power and light.

**Parking:** Off road parking

**Services:** Mains gas, mains water, mains electricity and mains drainage.

Council Tax: Westmorland & Furness Council - Band C

What3Words Location & Directions: [///ranks.spared.senses](https://www.what3words.com/ranks/spared/senses)

From Kendal Town Centre, proceed along (A685 to Sedbergh) Castle Street passing under the railway bridge and continuing into Sedbergh Road. Follow the road up taking the next left onto Sandylands Road, then first left into Sandgate. Follow the road down and towards the end of the road number 34 can be found on right hand side just before the barriers.

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal  
Office – 01539 729711.

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

Material Information:

We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.

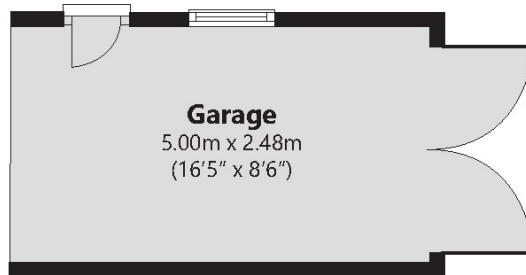
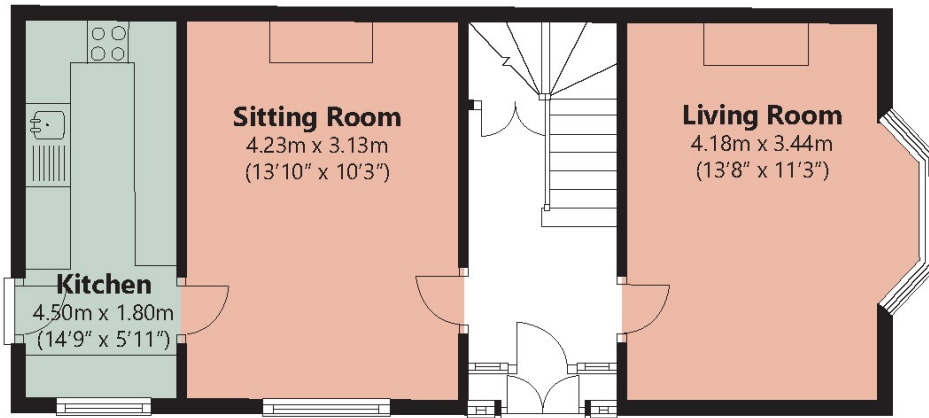
## Anti-Money Laundering Regulations (AML)

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).



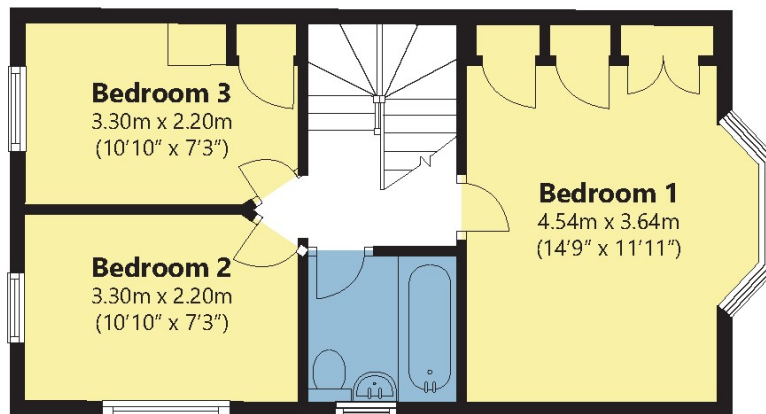
## Ground Floor

Approx 59.2 sq. metres (404.8 sq. feet)



## First Floor

Approx 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 96.8 sq. metres (1042.2 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 08/11/2024.

Request a Viewing Online or Call 01539 729711