



131 Stricklandgate, Kendal
£270,000



131 Stricklandgate

Kendal

A well proportioned townhouse that has been beautifully renovated by the current owners which is centrally located 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.

Nestled in the heart of Kendal, this charming townhouse offers a delightful living experience. Boasting a two-bedroom layout, this property is equipped with modern conveniences including double glazing, gas central heating, and easy access to local transport services. The substantial sitting room on the second floor exudes character with its beautiful features, while the kitchen diner with a breakfast bar, underfloor heating and a historical feature bread oven is perfect for hosting gatherings. The two double bedrooms provide ample space for relaxation, complemented by the four-piece suite bathroom.

Stepping outside, the property reveals its communal gardens to the rear, offering a peaceful retreat in the midst of the bustling town. The well-kept lawn, flower beds, and well-established trees and hedges create a serene ambience, perfect for outdoor enjoyment. A patio seating area at the rear of the garden provides a space for potted plants and garden furniture. Additionally, the blue shed belonging to the property owner offers convenient storage space for gardening tools and outdoor equipment. With its blend of indoor comfort and outdoor tranquillity, this property presents a harmonious lifestyle for those seeking the perfect balance between urban convenience and natural serenity.

- Terraced townhouse
- Double glazing and gas central heating
- Substantial sitting room on the second floor with charming features
- In the heart of Kendal
- Charming kitchen diner with breakfast bar and bread oven
- Communal gardens to the rear
- Easy access to local transport services
- Four piece suite bathroom
- Road links to the M6 Motorway and the Lake District National Park

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

On foot from our Kendal office cross over the entrance to Maude Street and cross at the traffic lights. 131 can be found on the right.

WHAT3WORDS: teeth.income.blues





GROUND FLOOR

ENTRANCE HALL

8' 11" x 3' 11" (2.71m x 1.19m)

KITCHEN DINER

17' 5" x 14' 4" (5.30m x 4.37m)

FIRST FLOOR

LANDING

12' 10" x 2' 9" (3.91m x 0.83m)

BEDROOM

11' 6" x 10' 9" (3.50m x 3.27m)

BEDROOM

11' 2" x 9' 2" (3.40m x 2.79m)

BATHROOM

8' 6" x 7' 4" (2.58m x 2.24m)

SECOND FLOOR

SITTING ROOM

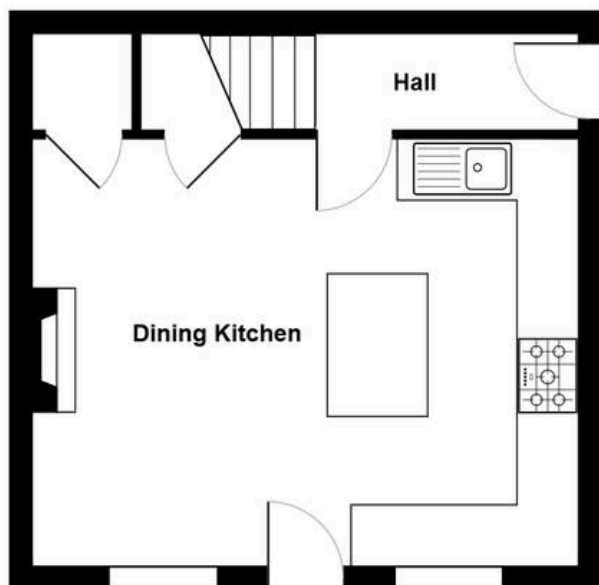
19' 3" x 21' 9" (5.86m x 6.64m)



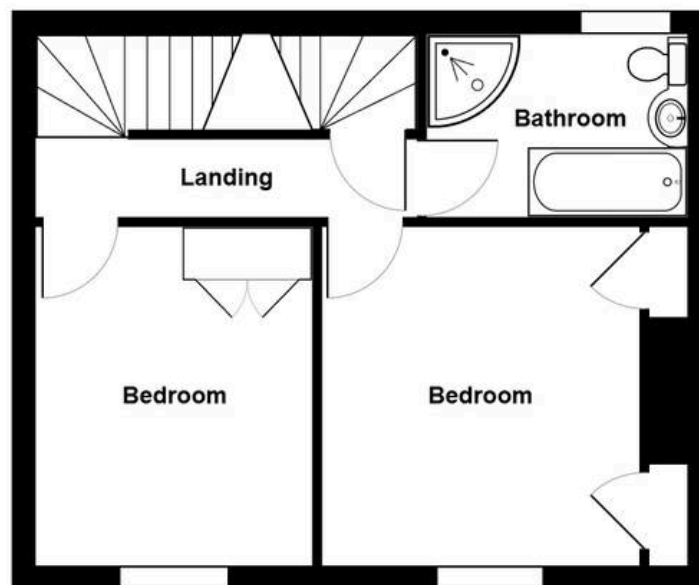




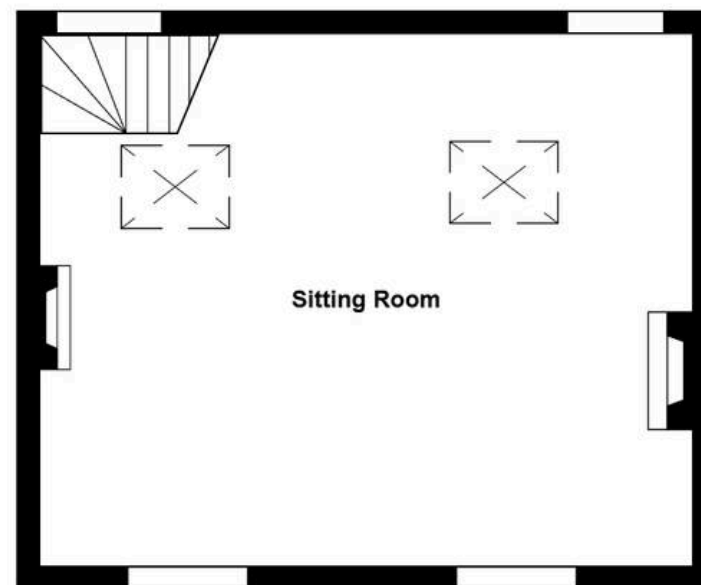




Ground Floor



First Floor



Second Floor

131 Stricklandgate, Kendal

Total Area: 98.2 m² ... 1057 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

© North West Inspector.



THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.