



50 Serpentine Road, Kendal  
£300,000



## 50 Serpentine Road

Kendal

A well proportioned semi-detached property located in a popular residential location within the market town of Kendal. Being conveniently situated just minutes away from the town centre with all the local restaurants, bars and shops being within easy reach, and having easy access to local transport services, and road links to the Lake District National Park and the M6 Motorway.

This 3-bedroom semi-detached house is located in an elevated position within the charming town of Kendal. The property boasts a spacious interior including a reception room and a kitchen diner, all complemented by double glazing and gas central heating for ultimate comfort. Upstairs, you will find three bedrooms, two of which are double bedrooms, along with a family bathroom and an en-suite bathroom which is located with the main bedroom providing convenience and privacy for the whole family. With easy access to the town centre and road links to the Lake District National Park, this home offers a perfect blend of urban convenience and natural beauty. Furthermore, a garage and permit parking add to the practicality of this lovely abode.

Outdoor enthusiasts will be delighted by the beautiful outside space this property has to offer. The landscape rear garden features plenty of planting beds, patio seating areas, and well-established trees and hedges, creating a peaceful oasis for relaxation and entertaining. Meanwhile, the front garden includes a paved patio seating area, perfect for soaking up the sunshine. Whether you're looking to unwind in your own private sanctuary or host gatherings in a picturesque setting, this home provides the ideal backdrop for creating lasting memories.

- Semi-detached property
- Elevated position within Kendal
- One reception room and a kitchen diner
- Double glazing and gas central heating
- Three bedrooms with two being double bedrooms
- Easy access to the town centre
- Family bathroom and en-suite bathroom
- Road links to the Lake District National Park
- Landscape rear garden and patio front garden
- Garage and permit parking

#### **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 D**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Kendal Town Hall proceed up Beastbanks passing the Riflemans Arms and turn right on to Queens Road. Pass through the greens and turn right on to Serpentine Road to find number 50 located on the left.

**WHAT3WORDS:** trees.lately.zealous





## GROUND FLOOR

### ENTRANCE HALL

14' 1" x 5' 8" (4.28m x 1.72m)

### SITTING ROOM

16' 6" x 12' 4" (5.02m x 3.76m)

### KITCHEN DINER

16' 4" x 12' 9" (4.99m x 3.88m)

## FIRST FLOOR

### Landing

3' 6" x 2' 8" (1.07m x 0.81m)

Landing

### BEDROOM

11' 1" x 10' 1" (3.38m x 3.08m)

### BEDROOM

12' 0" x 6' 0" (3.65m x 1.82m)

### BATHROOM

5' 10" x 5' 7" (1.78m x 1.71m)

### BEDROOM

13' 7" x 11' 11" (4.13m x 3.63m)

### EN-SUITE

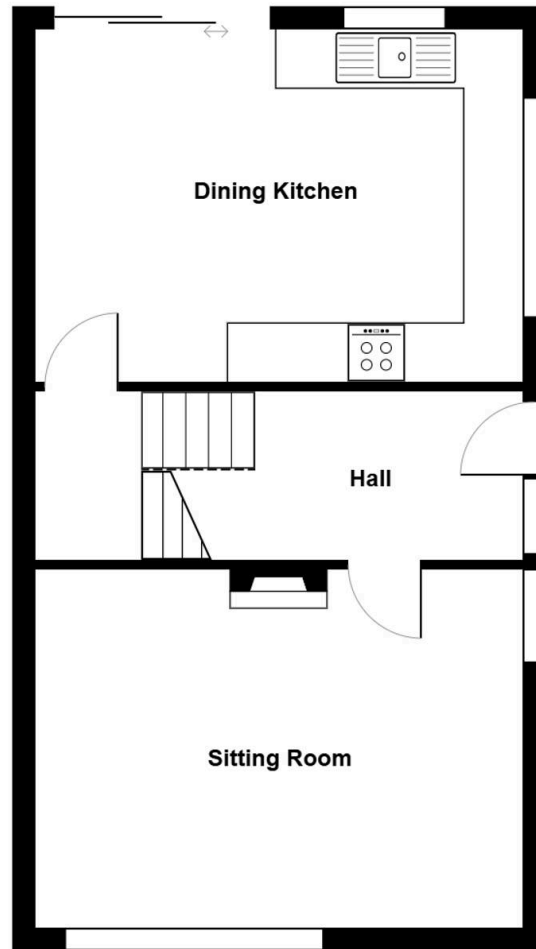
6' 6" x 4' 10" (1.97m x 1.47m)



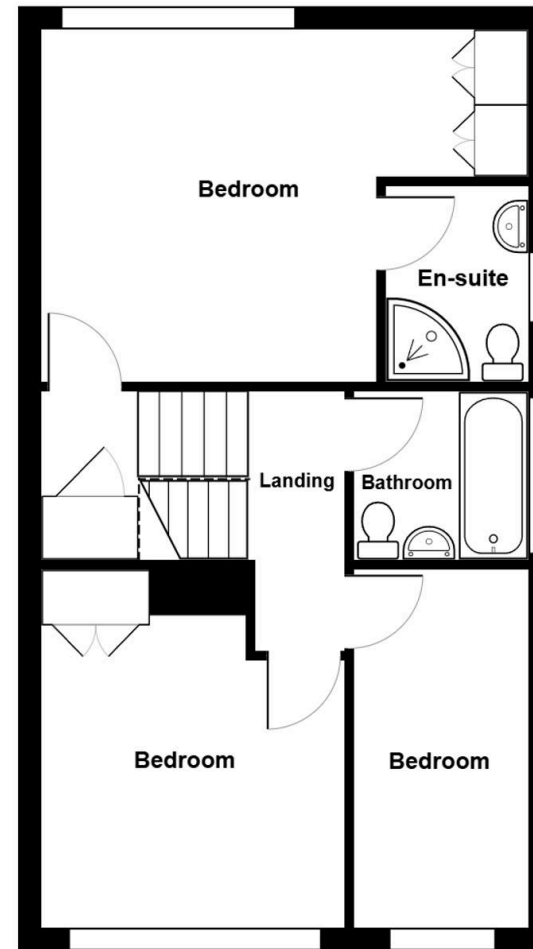








**Ground Floor**



**First Floor**

50 Serpentine Road, Kendal

Total Area: 93.4 m<sup>2</sup> ... 1005 ft<sup>2</sup>

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

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