



134 Hallgarth Circle, Kendal
£275,000



134 Hallgarth Circle

Kendal

A well proportioned semi-detached house with views of the heights and the fells situated in a popular residential area within Kendal. The property is conveniently placed for the community store, local bus routes and the many amenities available both in and around the market town. The location also offers easy access to the Lake District National Park and road links to the M6.

Nestled in a sought-after location, this semi-detached family home has been renovated to a high standard by the current owners. The property boasts a sitting room with views out to the front, offering a welcoming ambience for relaxation and entertainment. The heart of the home lies in the light and airy kitchen, dining, and living area, providing a seamless flow to the generous gardens at the rear. These gardens offer a true sense of outdoor living, with multiple seating areas, a mesmerising rockery feature complete with a tranquil water fountain that meanders through the garden, and ample flower beds for botanical enthusiasts. Furthermore, the rear garden provides direct access to walking fields behind, perfect for leisurely strolls or dog walking.

Noteworthy features include three well-appointed bedrooms, a handy utility room, a ground floor shower room, a first-floor bathroom, and ample driveway parking. Adding to the appeal is the substantial shed in the rear garden, offering additional storage space for outdoor equipment and supplies. A low maintenance gravelled area at the front of the property is perfect for residents and visitors to park, completing the ideal blend of functionality and charm in this delightful property.

- Semi detached family home
- Renovated to a high standard by the current owners
- Sitting room with views out to the front
- Easy access to the town centre and road links to the Lake District National Park
- A light and airy kitchen, dining, living area with access to the garden
- Generous gardens with access to walking fields behind the rear garden
- Three bedrooms accommodate for all the family
- Handy utility room
- Shower room on the ground floor and a bathroom on the first floor
- Ample driveway 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 D

SERVICES

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

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

From Kendal town centre proceed up Windermere Road and turn right in to Garth Brow. Continue to bear left on to Hallgarth Circle where number 134 is located immediately on the right.

WHAT3WORDS: outlined.cafe.dries





GROUND FLOOR

ENTRANCE HALL

8' 4" x 8' 0" (2.55m x 2.44m)

SITTING ROOM

11' 7" x 10' 3" (3.54m x 3.12m)

KITCHEN, DINING, LIVING AREA

20' 5" x 11' 5" (6.23m x 3.48m)

INNER HALLWAY

10' 7" x 3' 10" (3.23m x 1.16m)

UTILITY ROOM

9' 10" x 4' 7" (2.99m x 1.39m)

SHOWER ROOM

5' 7" x 4' 5" (1.69m x 1.34m)

FIRST FLOOR

LANDING

5' 9" x 5' 7" (1.76m x 1.69m)

BEDROOM

11' 8" x 11' 4" (3.55m x 3.46m)

BEDROOM

11' 8" x 10' 3" (3.56m x 3.13m)

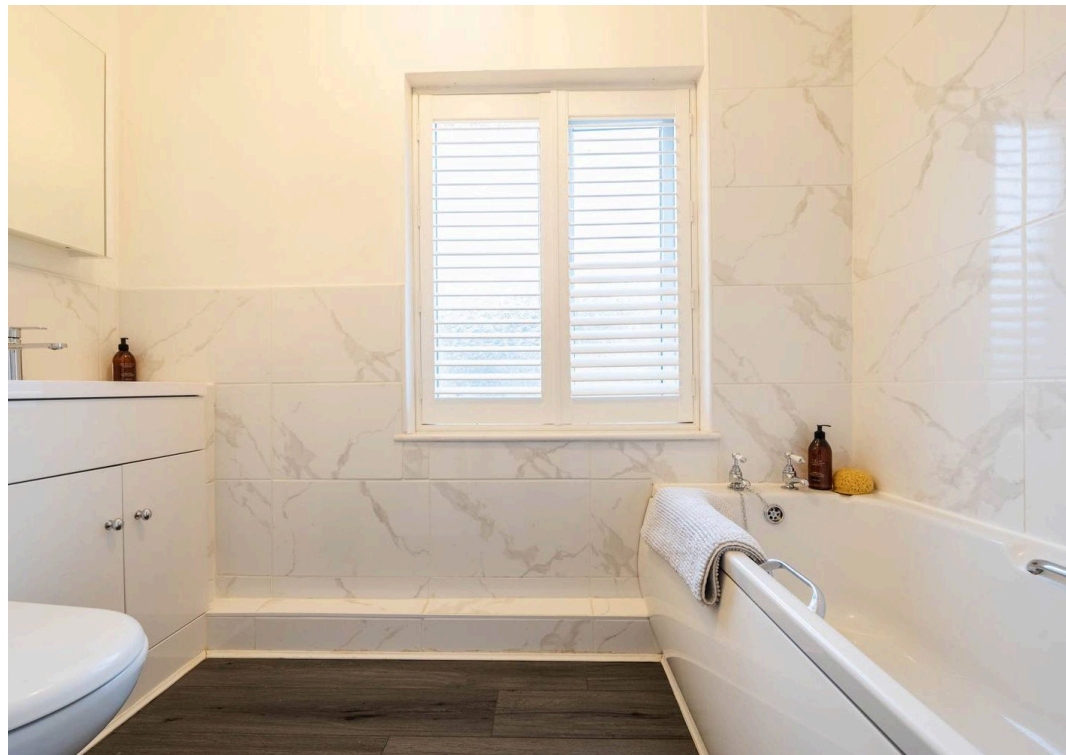
BEDROOM

8' 7" x 8' 2" (2.62m x 2.50m)

BATHROOM

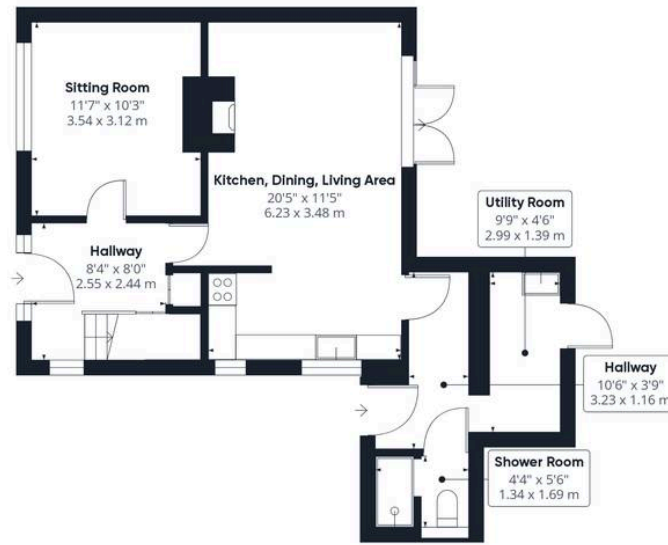
8' 5" x 5' 5" (2.56m x 1.64m)











Ground Floor



Floor 1



Approximate total area⁽¹⁾

949.92 ft²

88.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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