



50 Union Street, Kendal
£260,000



50 Union Street

Kendal, Kendal

A well proportioned modern semi-detached house centrally located for the many amenities available both in and around the market town of Kendal, yet pleasantly tucked away at the end of Union Street within a courtyard of similar recently constructed properties. The town offers easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and both Junction 36 and 37 of the M6.

This charming home presents a wonderful opportunity for those seeking a comfortable and stylish family home. The property could be great for both a first time buyer or someone looking to potentially have it as a rental in the future. The house benefits from double glazing throughout, ensuring a quiet atmosphere within. The light and airy sitting room offers the perfect space for relaxation and entertainment, while the modern kitchen is equipped with all the necessary amenities for culinary enthusiasts. The ground floor also offers a down stairs toilet and ample storage. The property also boasts gas central heating, ensuring warmth and comfort throughout the seasons. Both double bedrooms provide ample space, with one featuring a built-in wardrobe for added convenience. The family bathroom is well-appointed, offering a comfortable spot for daily routines which comprises a W.C., wash hand basin and a bath with a shower over. Located close to the town centre, this property also offers two parking spaces, providing ease of access for residents and guests alike.

Outside, the property features an enclosed rear garden, offering a peaceful retreat for outdoor activities and relaxation. The garden presents a well-maintained patio seating area, ideal for al fresco dining and entertaining. The rest of the garden is covered in gravel, providing a low-maintenance yet aesthetically pleasing environment. Ample space is available for garden furniture and potted plants, allowing residents to customise the outdoor space to their liking. A raised flower bed on the left side of the garden offers a perfect spot for gardening enthusiasts to cultivate their favourite plants. At the front of the property, a planting bed awaits, ready for vibrant flowers to bloom and enhance the kerb appeal of the house.

- Semi-detached property
- Double glazing throughout
- Light and airy sitting room
- Gas central heating
- Modern kitchen
- Close to town centre
- Two double bedrooms with one having built in wardrobe
- Enclosed garden to the rear
- Family bathroom
- Two parking spaces

EPC RATING B

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND B

TENURE: FREEHOLD

DIRECTIONS

From our Kendal office follow Stricklandgate and continue straight on to Windermere Road to turn right in to Union Street. Proceed to the end of the street where there is a gated courtyard and number 50 clearly marked within the courtyard on the left.

WHAT3WORDS: alerting.panels.uncle





GROUND FLOOR

ENTRANCE HALL

9' 4" x 4' 8" (2.85m x 1.41m)

SITTING/DINING ROOM

17' 2" x 12' 5" (5.24m x 3.79m)

KITCHEN

10' 1" x 9' 5" (3.08m x 2.87m)

DOWNSTAIRS TOILET

5' 11" x 3' 5" (1.80m x 1.04m)

FIRST FLOOR

LANDING

9' 2" x 3' 5" (2.79m x 1.04m)

BEDROOM

14' 4" x 10' 1" (4.36m x 3.08m)

BEDROOM

11' 10" x 9' 10" (3.60m x 2.99m)

BATHROOM

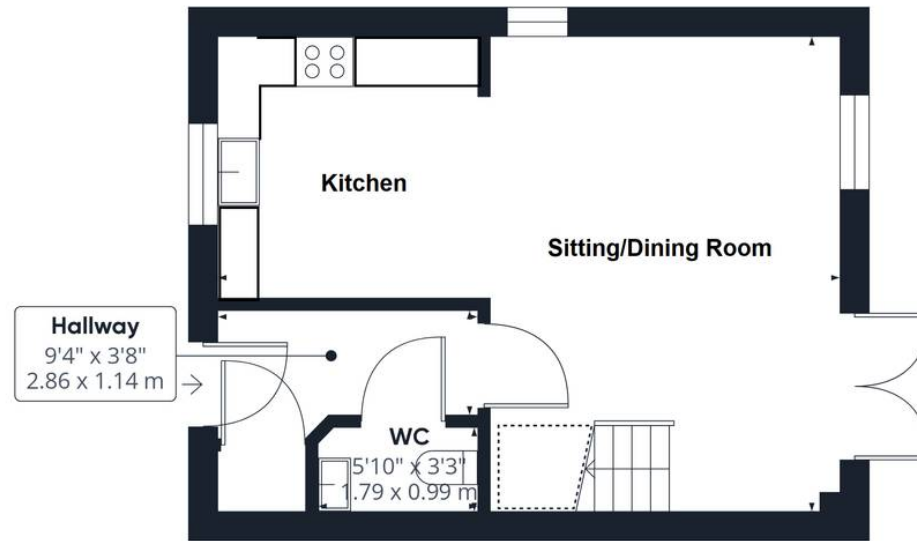
6' 10" x 5' 4" (2.09m x 1.63m)



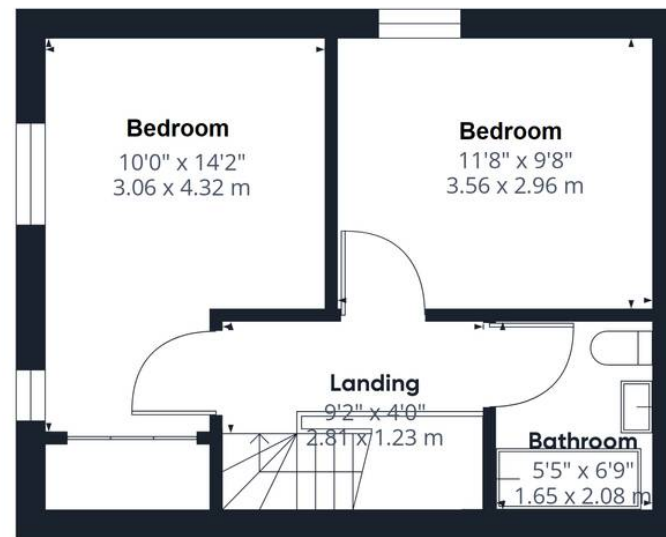








Ground Floor



Floor 1

Approximate total area⁽¹⁾

712.03 ft²

66.15 m²

Reduced headroom

14.64 ft²

1.36 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

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