



18 Rydal Mount, Kendal



## 18 Rydal Mount

### Kendal

A well proportioned semi-detached property pleasantly located on this private road offering easy access to the market town of Kendal and all the local amenities as well as the M6 motorway and the Lake District National Park.

Nestled in a sought-after location, this semi-detached bungalow presents an ideal opportunity for those seeking a peaceful yet convenient lifestyle. Boasting double glazing throughout, the property features a welcoming family sitting room, providing a comfortable space to relax and unwind. The kitchen offers seamless access to the garden, creating a seamless indoor-outdoor flow. Situated just a short walk from the town centre, residents will enjoy easy access to amenities, while the proximity to the M6 Motorway ensures excellent connectivity. The accommodation comprises two double bedrooms, with one benefiting from built-in wardrobes, ideal for ample storage. Completing the interior is a three-piece suite bathroom. Outside, the property boasts gardens to the front and rear, offering a tranquil outdoor retreat. On-street parking further enhances convenience for residents.

This property is in need of some restoration which could make it a very good investment property for potential buyers.

Step outside to discover the delightful outdoor space this property has to offer. At the rear, a paved patio area provides ample room for garden furniture, perfect for al fresco dining or entertaining guests. A shed tucked away to the right of the patio offers additional storage space. The garden descends via flower beds, culminating in a quaint paved seating area at the lower level. Established hedges and shrubs add a touch of greenery, with plenty of room for residents to showcase their green thumb with potted plants. Moving to the front, four raised flower beds present a charming display opportunity, surrounded by gravel for easy maintenance.

- Semi-detached property
- Double glazing throughout
- Family sitting room
- Short walk to town centre
- Kitchen which leads to the garden
- Easy access to the M6 Motorway
- Two double bedrooms with one having built in wardrobes
- Gardens to the front and rear
- Three piece suite bathroom
- On street parking

#### **EPC RATING**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage.

#### **COUNCIL TAX: BAND C**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Kendal town centre follow Windermere Road to the traffic lights turning right onto Burneside Road. Take the second turning on the left on to Rydal Mount and follow the road round to the left where number 18 is located on the left hand side.

**WHAT3WORDS:** games.soggy.tacky





## GROUND FLOOR

### ENTRANCE HALL

12' 11" x 3' 10" (3.94m x 1.16m)

### SITTING ROOM

12' 7" x 9' 7" (3.84m x 2.92m)

### KITCHEN

8' 2" x 7' 11" (2.50m x 2.42m)

### BEDROOM

11' 1" x 9' 10" (3.39m x 3.00m)

### BEDROOM

10' 0" x 7' 8" (3.06m x 2.34m)

### BATHROOM

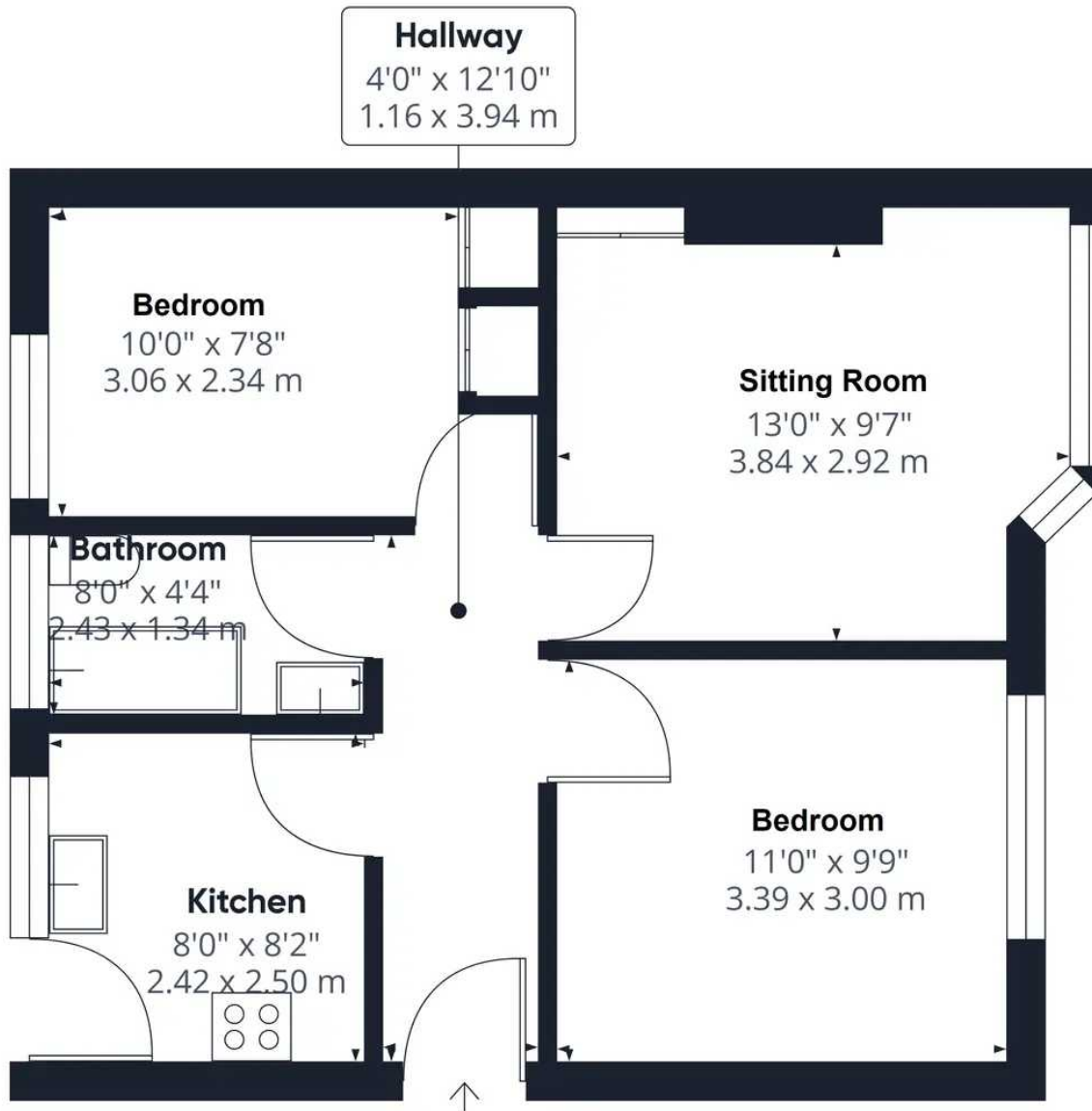
8' 0" x 4' 5" (2.43m x 1.34m)











**Approximate total area<sup>(1)</sup>**

484.05 ft<sup>2</sup>  
44.97 m<sup>2</sup>

(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.

**GIRAFFE360**

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