



113 Hallgarth Circle, Kendal



113 Hallgarth Circle

Kendal, Kendal

A semi-detached property occupying a pleasant location within this popular residential location to the north of Kendal town being convenient for all the local amenities on offer there. The property also has access to the Lake District National Park and road links to the M6 Motorway.

This 3-bedroom semi-detached family home offers a perfect blend of family living and convenience. The property is in need of some renovation both inside and out but with the right touch this home could be a dream to live in. Boasting double glazing throughout, the property features a cosy sitting room with a wood-burning stove, ideal for chilly evenings. The kitchen dining area provides access to a utility room, wood store, and outside W.C, catering to practical living needs. With easy access to the Lake District National Park and the M6 Motorway, outdoor enthusiasts and commuters alike will appreciate the convenient location. Three bedrooms ensure ample space for the whole family, while the three-piece suite bathroom and garden views complete the picture of comfort and relaxation. The property also benefits from gardens at the front and rear, providing peaceful outdoor spaces to enjoy.

The outdoor spaces of this property truly enhance its appeal, offering a delightful retreat for residents. The front and back gardens feature lush lawns, providing a green oasis in the heart of the neighbourhood. The rear garden includes a paved patio seating area surrounded by part gravel, creating an ideal spot for basking in the sunshine. A small pond adds a touch of tranquillity to the space. Well-established hedges and fences enclose the rear garden, ensuring privacy and security for residents to enjoy outdoor activities in peace. In addition, ample driveway parking makes coming home a breeze, providing convenient access to this inviting property. With its thoughtfully designed indoor and outdoor spaces, this semi-detached house offers a wonderful opportunity to embrace comfortable living

- Semi Detached family home
- Double glazing throughout
- Sitting room with wood burning stove
- Easy access to the Lake District National Park and M6 Motorway
- Kitchen dining with access to utility room, wood store and outside W.C
- Short walk into town centre
- Three bedrooms accommodate for all the family
- Gardens to both the front and rear
- Three piece suite bathroom
- 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 electric, Biomass heating, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

Travel out of Kendal on the Windermere Road, taking the right turn on to Garth Brow. Take the next right on to Hallgarth Circle and continue round to the left and number 113 can be found on your right hand side before the turning for Low Garth.

WHAT3WORDS: [downsize.feels.deputs](#)





GROUND FLOOR

SITTING ROOM

20' 6" x 10' 3" (6.25m x 3.13m)

KITCHEN DINER

20' 6" x 13' 5" (6.25m x 4.09m)

FIRST FLOOR

LANDING

5' 7" x 5' 4" (1.69m x 1.62m)

BEDROOM

11' 9" x 10' 1" (3.58m x 3.08m)

BEDROOM

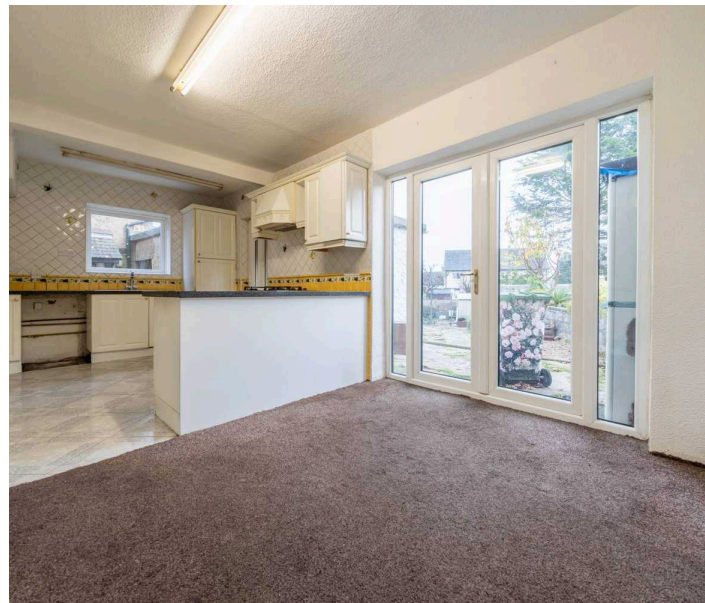
11' 7" x 10' 4" (3.54m x 3.15m)

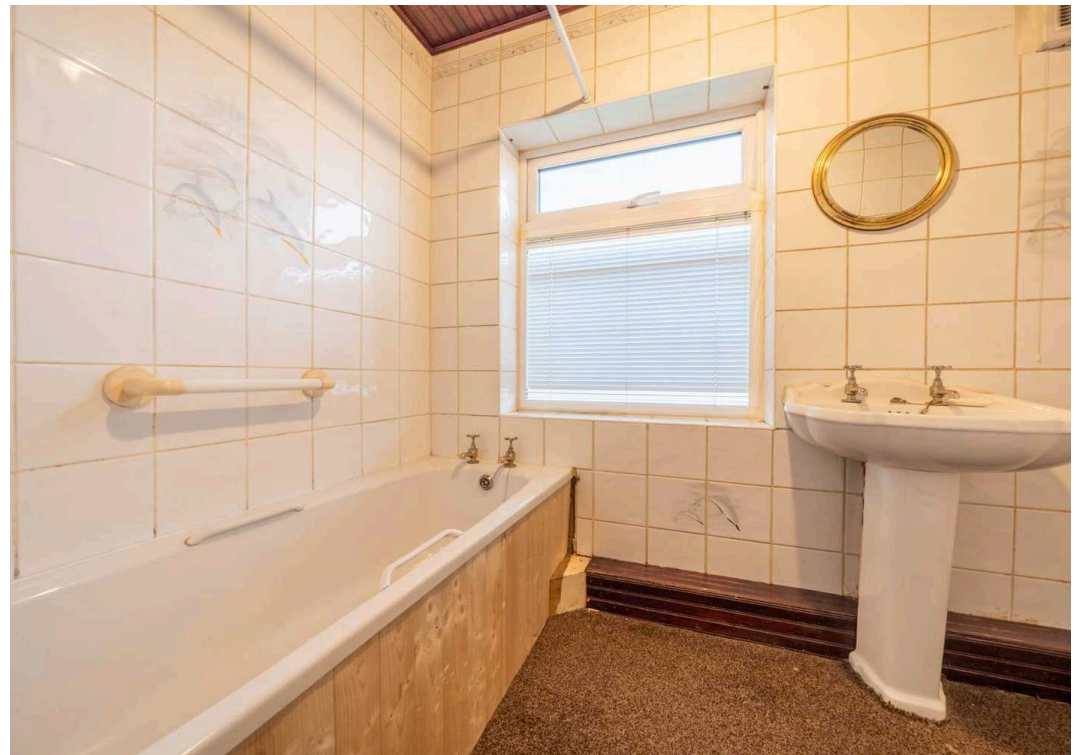
BEDROOM

8' 6" x 8' 2" (2.59m x 2.50m)

BATHROOM

8' 4" x 3' 10" (2.55m x 1.18m)





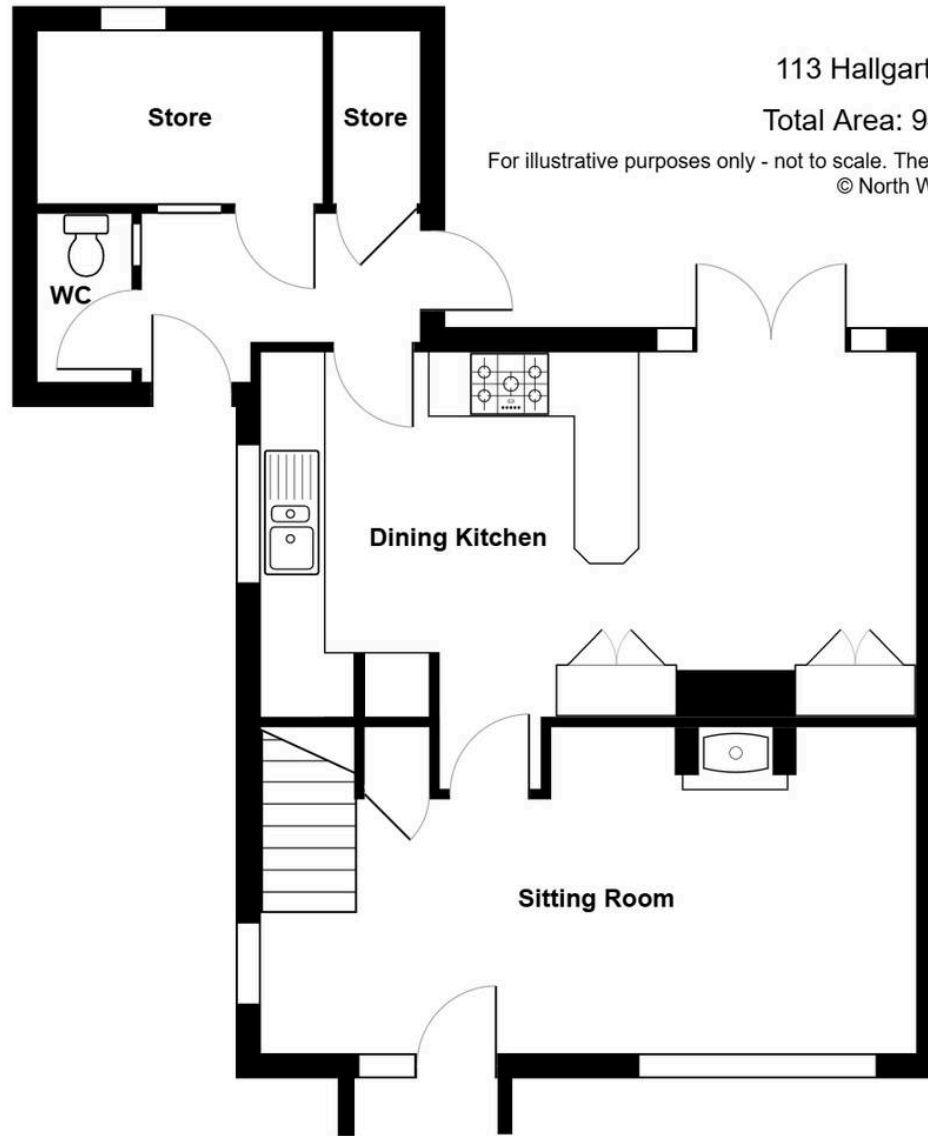




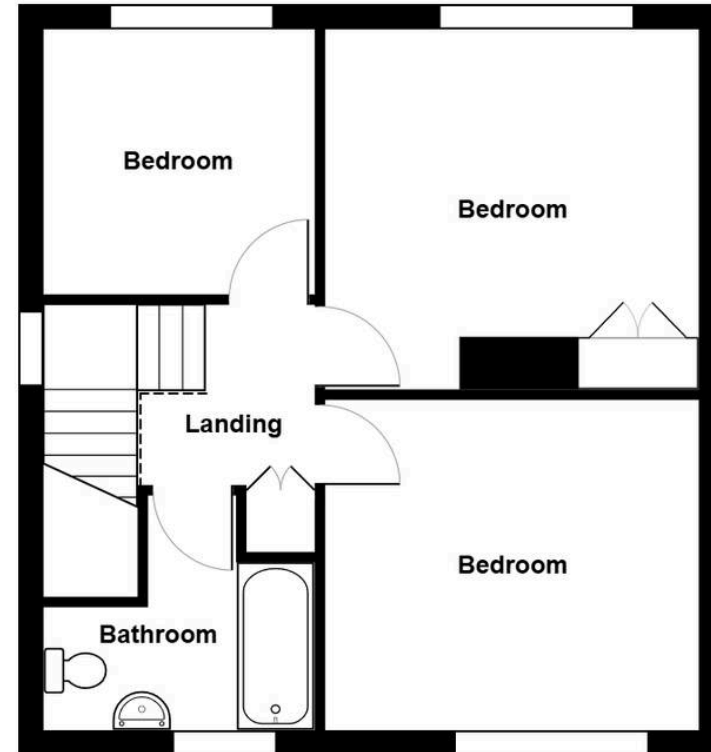
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Total Area: 94.7 m² ... 1019 ft²

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



First Floor

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