



17 Coniston Drive, Kendal

In Excess of £212,500



17 Coniston Drive

Kendal

A well proportioned three bedroom mid terrace house situated in a popular residential area within the Market town of Kendal being convenient for the towns amenities and within easy reach of both Kendal and Oxenholme railway stations, supermarkets and road links to the M6 motorway.

Set within a suburban neighbourhood, this terraced house presents an ideal family home. Boasting a warm and inviting atmosphere, the mid-terrace property features modern comforts including double glazing and gas central heating throughout. Upon entering, residents are greeted by a sitting room with designated dining space, perfect for family gatherings and entertaining guests. The addition of a conservatory offers garden views, creating a seamless indoor-outdoor flow. The well-appointed kitchen provides convenient access to the rear patio gardens, making al fresco dining a breeze. Upstairs, three generously sized bedrooms ensure ample space for the whole family, while a family bathroom completes the upper level, perfectly complementing the three bedrooms. Conveniently located, this property offers easy access to a range of local amenities and on-street parking for added convenience.

Step outside into the outdoor space, where a beautifully paved patio and partially gravelled seating area await in the rear garden. Enclosed by a wooden fence, the rear garden provides a private oasis for relaxation and outdoor enjoyment. To the front, a patio seating area offers additional outdoor space, ideal for enjoying morning coffee or evening sunsets. With ample room for garden furniture, the outdoor spaces provide opportunities for outdoor entertaining and leisure. Whether it's hosting a barbeque with friends or simply unwinding amidst the greenery, the outdoor areas enhance the overall appeal of this property, offering a perfect balance of indoor comfort and outdoor serenity.

- Mid terraced family home
- Double glazing and gas central heating
- Sitting room with dining space
- Conservatory with garden views
- Kitchen with garden access
- Easy access to local amenities
- Three bedrooms for all the family
- Patio gardens to the front and rear
- Family bathroom which compliments the three bathrooms
- On street parking

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

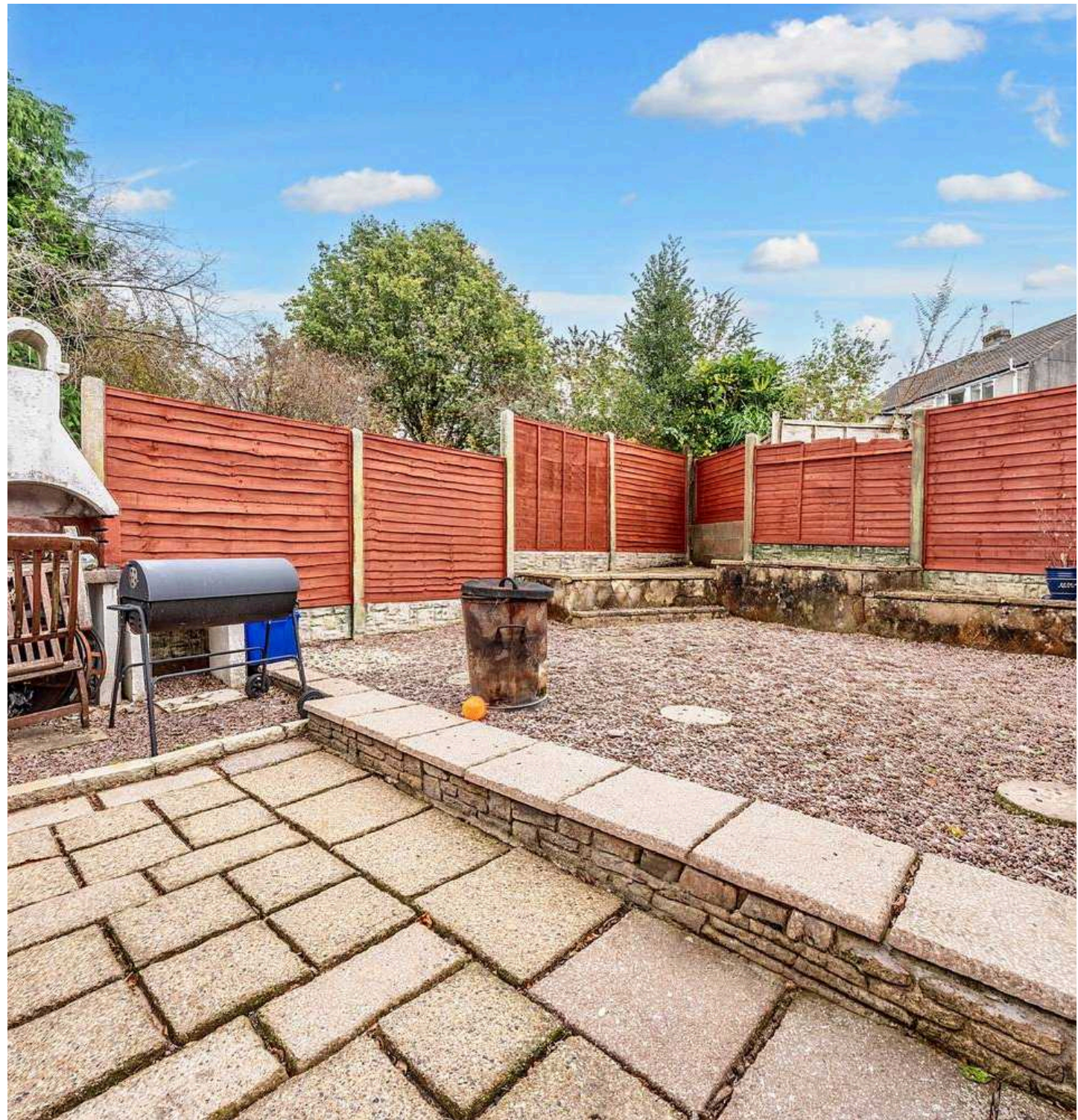
COUNCIL TAX: BAND B

TENURE: FREEHOLD

DIRECTIONS

From Kendal town centre take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and then turn left on to Castle Street. Continue up the A684 and at the brow of the hill turn left on to Sandylands Road then take the second right on to Peat Lane. Proceed up the hill taking the second right in to Grasmere Crescent followed by a left onto Coniston Drive to find number 17 on the right.

WHAT3WORDS: prom.void.hike





GROUND FLOOR

ENTRANCE HALL

6' 6" x 3' 8" (1.99m x 1.13m)

SITTING ROOM

15' 5" x 11' 5" (4.71m x 3.47m)

CONSERVATORY

8' 1" x 6' 10" (2.47m x 2.09m)

KITCHEN

8' 0" x 7' 4" (2.43m x 2.24m)

FIRST FLOOR

LANDING

9' 3" x 6' 0" (2.82m x 1.83m)

BEDROOM

11' 8" x 11' 6" (3.56m x 3.51m)

BEDROOM

11' 7" x 8' 11" (3.54m x 2.73m)

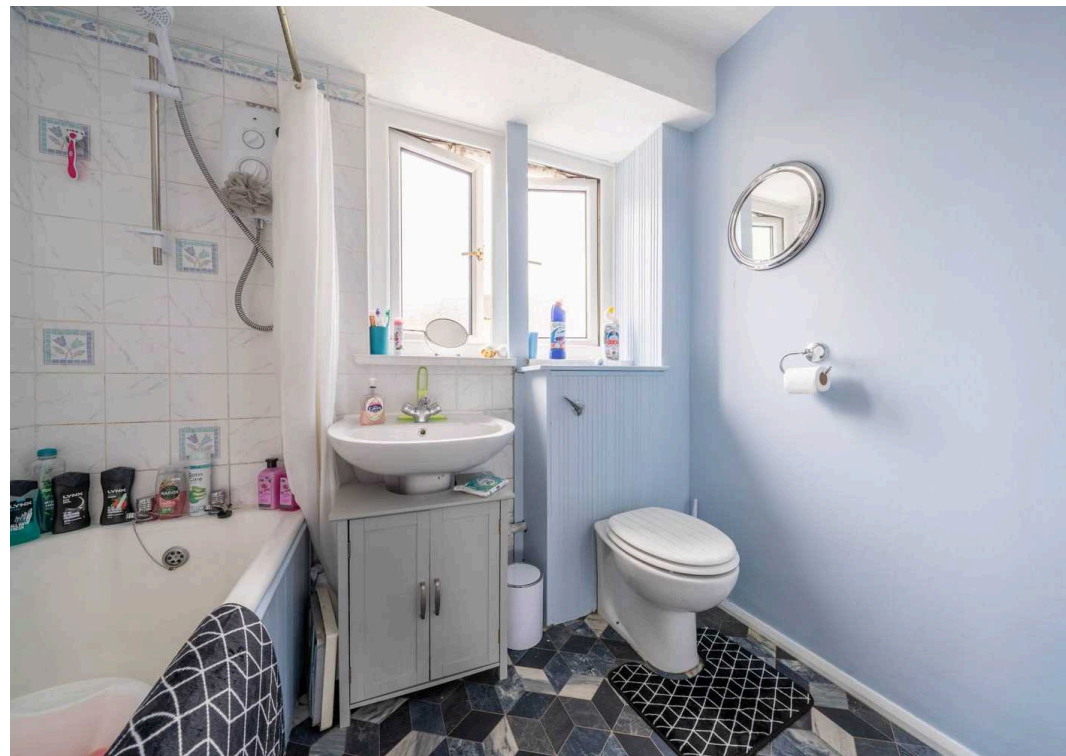
BEDROOM

9' 0" x 7' 5" (2.75m x 2.26m)

BATHROOM

7' 3" x 5' 1" (2.21m x 1.54m)











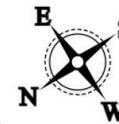
Ground Floor

17 Coniston Drive, Kendal

First Floor

Total Area: 77.4 m² ... 833 ft²

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

112 Stricklandgate, Kendal - LA9 4PU

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

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