



30 Thornleigh Road, Kendal
£275,000



30 Thornleigh Road

Kendal

A well presented semi detached house located in a popular residential area to the south of the market town of Kendal being convenient for all amenities, schools, bus routes and road links to the Lake District National Park and the M6 Motorway.

Presenting a fantastic opportunity to acquire a splendid family home, this three bedroom semi-detached house is located in a quiet residential area with convenient access to the town centre. Featuring double glazing and gas central heating throughout, this property boasts a light and airy living room with a designated dining area, offering the perfect space for relaxation and entertaining. The modern kitchen, complete with a breakfast bar, provides a stylish touch to the home. Furthermore, the property benefits from road links to the Lake District National Park and the M6 Motorway, ideal for those who enjoy weekend getaways and easy commutes. The three double bedrooms ensure ample living space for the family, while the three-piece suite bathroom caters to every-day needs. This property could be the perfect first home for anyone.

Stepping outside, the property continues to impress with its outdoor offerings. The enclosed patio garden at the rear provides a private and serene setting, perfect for alfresco dining or simply unwinding in the fresh air. Ample space is available for garden furniture, while stocked flower beds line the base of the fence, adding a splash of colour and nature to the space. To the front of the property, two planting beds are neatly separated by a walkway leading to the front door, creating a welcoming entrance for residents and visitors alike. Whether it's enjoying a morning coffee in the sunshine or hosting a summer barbeque with loved ones, the outside space of this property enhances the overall appeal and lifestyle opportunities it presents. Don't miss the chance to make this inviting house your new home and revel in its comfort, convenience, and charm.

- Semi-detached family home
- Double glazing throughout and gas central heating
- Light and airy living room with dining space
- Quiet residential area with easy access to the town centre
- Modern kitchen with a breakfast bar
- Road links to the Lake District National Park and the M6 Motorway
- Three double bedrooms which provided great living accommodation
- Enclosed patio garden at the rear
- Three piece suite bathroom
- Allocated parking to the rear of the property

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

From our Kendal office, turn right onto Sandes Avenue then turn right onto Stramongate. Follow the one way system along New Road and Aynam Road, keep right and then turn right over Nether Bridge and bearing left onto Milnthorpe Road. Continue straight on at the traffic lights and then take the first right on to Thornleigh Road and number 30 is located on the right.

WHAT3WORDS: menu.resort.part





GROUND FLOOR

LIVING ROOM

17' 8" x 11' 10" (5.39m x 3.61m)

KITCHEN

11' 10" x 11' 3" (3.60m x 3.44m)

UTILITY ROOM

5' 9" x 5' 9" (1.74m x 1.74m)

FIRST FLOOR

LANDING

5' 9" x 3' 1" (1.76m x 0.95m)

BEDROOM

14' 11" x 8' 8" (4.54m x 2.65m)

BEDROOM

11' 9" x 8' 6" (3.58m x 2.60m)

BEDROOM

8' 8" x 8' 7" (2.65m x 2.61m)

BATHROOM

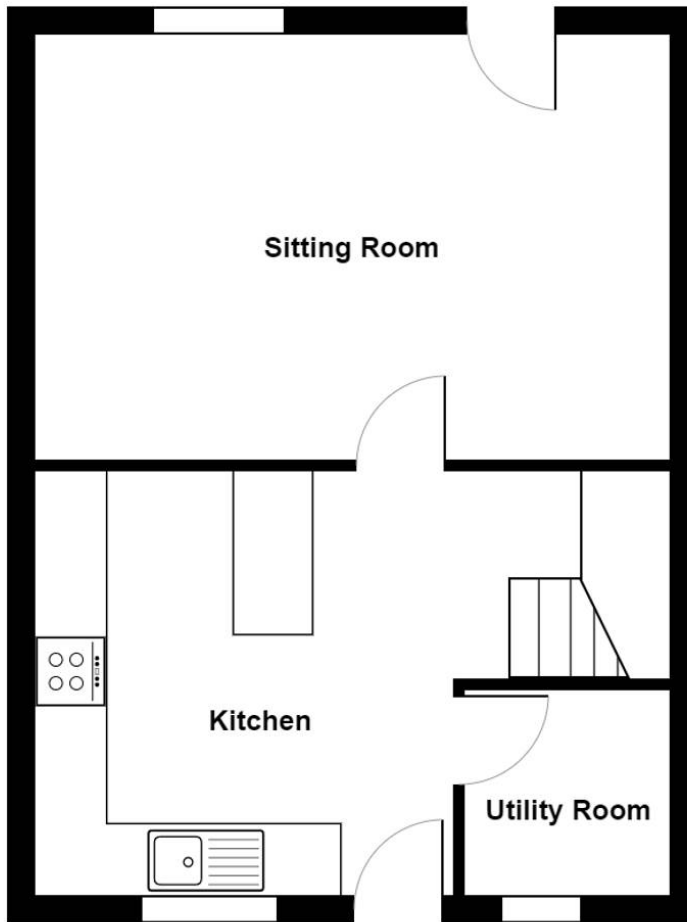
8' 4" x 5' 7" (2.55m x 1.69m)



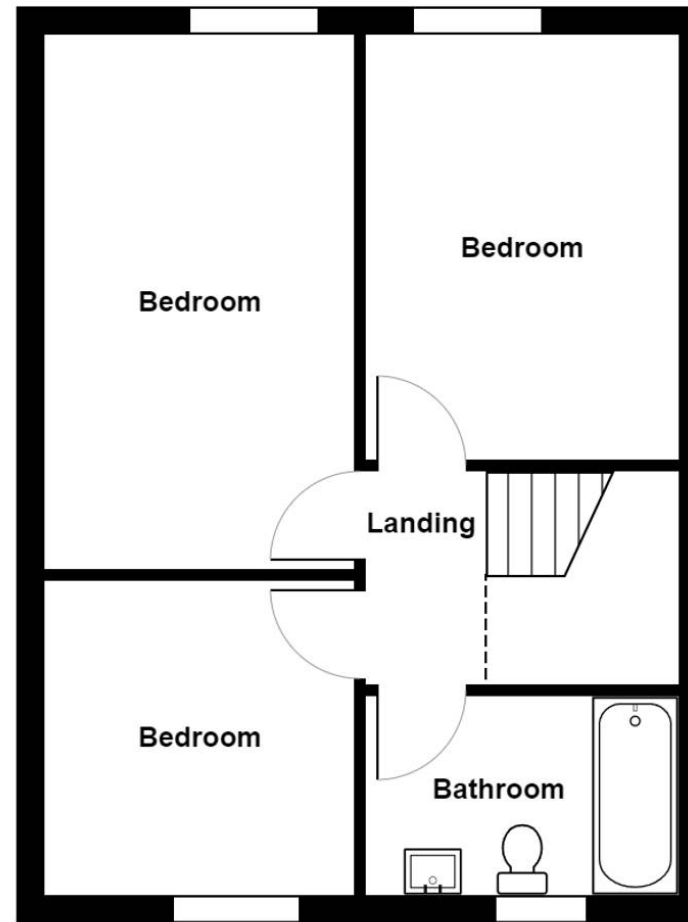








Ground Floor



First Floor

30 Thornleigh Road, Kendal

Total Area: 78.8 m² ... 848 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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