



14 Longpool, Kendal  
£150,000



## 14 Longpool

Kendal

A traditional mid terrace house situated in a popular residential area located to the northern side of the market town of Kendal. The property is conveniently placed for the local amenities which include a convenience store, bus stop, post office and fish and chip shop, is within level walking distance of the Queen Katherine School, adjacent retail park and supermarkets, Station House doctors surgery, Kendal railway station and bus station and the many amenities available within the town centre. The property also offers easy access to both the Lake District and Yorkshire Dales National Parks and Junctions 36 & 37 of the M6.

This mid terrace house has well-proportioned sitting dining room, ideal for relaxation. Featuring a kitchen with direct access to the rear yard, the ground floor flows very well. Boasting two double bedrooms and a three-piece suite bathroom, this residence is perfectly suited for first-time buyers which is within close proximity to the town centre.

Whether you choose to unwind in the comfort of your home or explore the nearby amenities and attractions, this property presents a great investment buy. Don't miss out on the chance to make this mid-terraced house your own and experience the joys of homeownership in a sought-after location – schedule a viewing today.

- Mid terraced property
- Short walk into the town centre
- Sitting dining room
- Easy access to local transport services
- Kitchen with access to the yard at the rear
- Road links to the M6 Motorway and the Lake District National Park
- Two double bedrooms
- Great for first time buyers
- Three piece suite bathroom
- On street 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 TBC**

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

**COUNCIL TAX: BAND A**

**TENURE: FREEHOLD**

#### DIRECTIONS

From Kendal town centre take the A6 Sandes Avenue crossing the river and passing Kendal Museum on the right. At the mini roundabout take the first exit on to Shap Road where Number 14 Longpool is located on the right hand side.

**WHAT3WORDS:** offers.senior.wisely





## GROUND FLOOR

### SITTING DINING ROOM

17' 6" x 11' 11" (5.34m x 3.64m)

### KITCHEN

9' 11" x 8' 4" (3.02m x 2.54m)

## FIRST FLOOR

### LANDING

5' 1" x 2' 10" (1.54m x 0.86m)

### BEDROOM

12' 0" x 10' 0" (3.65m x 3.06m)

### BEDROOM

8' 8" x 7' 7" (2.65m x 2.32m)

### BATHROOM

6' 2" x 5' 10" (1.88m x 1.77m)

