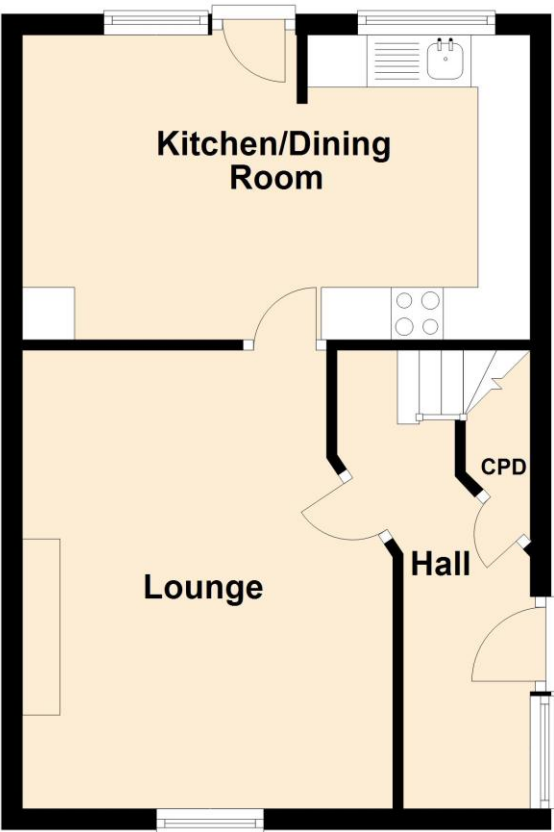


Ground Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



First Floor

Approx. 21.7 sq. metres (234.0 sq. feet)



Total area: approx. 57.8 sq. metres (621.6 sq. feet)

Floor Plans - for illustrative purposes only, not to scale
Plan produced using PlanUp.



Money Laundering

In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for further information.



Book your valuation today at Kendal Office 8 & 10 Highgate,Kendal, Cumbria, LA9 4SX Agents - T: 01539 733 383 Solicitors - T: 01539 720 049
www.arnoldgreenwood.co.uk

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

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17 Church Terrace

Kendal

£160,000



17 Church Terrace, Kendal LA9 4PR

£160,000 Freehold

Church Terrace is ideally situated in the much sort after historical conservation area of Low Fellside. The elevated position of this charming period stone cottage provides amazing views across the town and towards the distant fells but still sits within easy walking distance to the town centre and all its amenities including the popular Brewery Arts Centre, schools and doctors. This quaint two bedroom home is spread over two floors and benefits from a hall, lounge, a small extension to the kitchen providing room for a dining area, two bedrooms and a bathroom. This cottage will appeal to a wide range of people including first time buyers and investors. Early viewing is highly recommended! NO CHAIN



DIRECTIONS: From Kendal Town Hall walk up 'Allhallows' road opposite, turn first right into Low Fellside then bear left up Sepulchre Lane. Continue up Sepulchre Lane and Church Terrace will appear on the left hand side with railings, saying Church Terrace on the front. Walk back along the terrace until you reach no. 17, also called Underwood.

DOUBLE GLAZED except for small window over stairs.
GAS CENTRAL HEATING
COUNCIL TAX BAND: C
EPC: CURRENT 55 POTENTIAL 84

HALL

A timber door opens into the hall, window alongside. Door to lounge, door to under stairs cupboard, stairs rise to the first floor.

LOUNGE 14'5 X 11'8

Situated to the front of the property, feature fireplace housing a gas fire. Window to front aspect. Door leads through to the kitchen dining room.

KITCHEN DINING ROOM 15'8 X 8'8

Located to the rear of the property, there are a range of wall and floor units, worktop over incorporating a sink. Free standing cooker, space and plumbing for a washing machine, space for a dryer. Window to rear aspect. In the dining area is ample space for a table and chairs, there is a window to rear aspect with a half glazed door leading out to the yard.

LANDING – there is a window over the stairs, doors to two bedrooms and a bathroom. Loft access.

BEDROOM ONE 10'10 X 7'11

A double room to rear aspect with window.

BEDROOM TWO 9'5 X 7'7

A double room to front aspect, window with views to the fells.

BATHROOM 8'5 X 6'7

Suite comprising a bath with shower over, vanity unit with wash hand basin, W.C. Towel radiator, extractor fan, tiled floor. Built in cupboard with Ariston boiler. Window to rear.

EXTERNALLY

To the front there is a shared pathway. An archway beside no. 17 leads to a paved rear yard and number 17 owns the outhouse in the corner.

LOCATION

Walking distance of Kendal's shops, restaurants and pubs. Kendal also benefits from the Brewery Arts Centre and Abbot Hall Park, Art Gallery and Museum. There are good transport links by road and rail and the Lake District and Yorkshire National Parks are easily accessible.

