



Kendal

£220,000

3 Howe Gardens, Kendal, Cumbria, LA9 7PY

Recently updated and modernised throughout, 3 Howe Gardens is a well-presented two-bedroom mid-terrace property situated in a convenient location close to local amenities, with Oxenholme Train Station within a short walk and a bus stop nearby. Benefitting from an allocated parking space, a low-maintenance rear garden and offered for sale with no onward chain, this attractive home is ideal for first-time buyers, investors or those looking to downsize.

Entering through the front door, the welcoming entrance hall features attractive flooring that continues into the kitchen. There is a useful built-in storage cupboard, stairs leading to the first floor and access into the living accommodation.

Quick Overview

- Recently updated and modernised throughout
- Two-bedroom mid-terrace home
- Walking distance to Oxenholme Train Station
- Newly fitted modern kitchen
- Light and airy living/dining room
- Recently fitted contemporary shower room.
- Low maintenance rear garden
- Allocating parking space
- No onward chain!
- Ultrafast Broadband speed*



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Ultrafast



Off road parking

Property Reference: K7351



Living/dining room



Kitchen



Kitchen



Bedroom One

The newly fitted kitchen enjoys an aspect to the front and is fitted with an attractive range of wall and base units with complementary work surfaces incorporating an inset sink and drainer. Integrated appliances include a Zanussi oven, Zanussi four-ring induction hob with concealed extractor, integrated dishwasher together with space for a fridge/freezer and plumbing for a washing machine.

To the rear of the property, the spacious living/dining room enjoys plenty of natural light from the window and patio doors, which open directly onto the rear garden. A useful understairs cupboard provides additional storage.

The first-floor landing provides access to the loft, both bedrooms and the shower room.

Bedroom one is a generous double room overlooking the rear garden. Bedroom two is another well-proportioned room with a front aspect and a Velux roof light. It also benefits from two useful storage cupboards, one of which houses the wall-mounted combi boiler.

The recently fitted shower room comprises a large walk-in shower with rainfall and handheld shower attachments, a vanity unit incorporating a wash hand basin and WC with useful storage beneath. The room is finished with part-panelled walls, a heated towel rail, wall-mounted mirror and extractor fan.

Externally, the property enjoys a flower bed to the front together with an allocated parking space and visitor parking. The enclosed rear garden has been fully decked to provide an attractive, low-maintenance outdoor space, ideal for relaxing or entertaining.

Offered for sale with no onward chain, this move-in-ready home is not to be missed.

Call today to arrange your viewing.

Accommodation with approximate dimensions:

Entrance Hall

Fitted Kitchen

12' 1" x 6' 6" (3.69m x 2.00m)

Living/Dining Room

15' 7" x 12' 11" (4.75m x 3.96m)

First Floor

Landing

Bedroom One

9' 8" x 12' 11" (2.96m x 3.95m)

Bedroom Two

11' 3" x 10' 4" (3.44m x 3.17m)

Shower Room

Parking: Allocated parking space plus visitor spaces.

Property Information:

Tenure: Freehold.

Services: Mains gas, mains water, mains electricity and mains drainage.

Council Tax: Westmorland and Furness Council - Band B.

What3Words & Directions: [///secret.season.diary](https://www.what3words.com/secret-season-diary)

Travelling south out of Kendal on the A65, bear left onto Oxenholme Road. Take the second turning left into Hayclose Road and then take the first left into Howe Gardens and number 3 can be found on your left hand side.

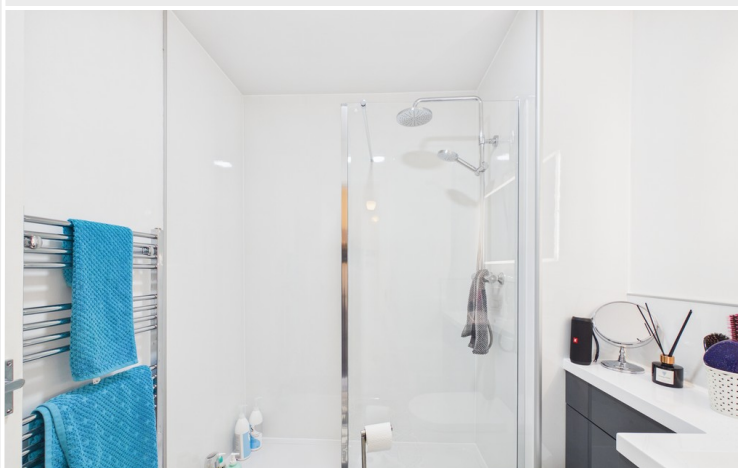
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Bedroom Two



Shower Room



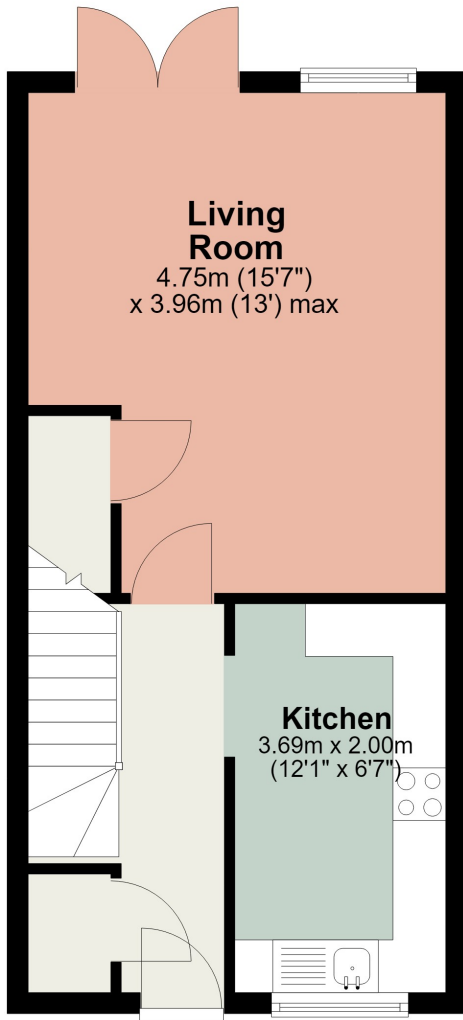
Rear Garden



Rear Garden

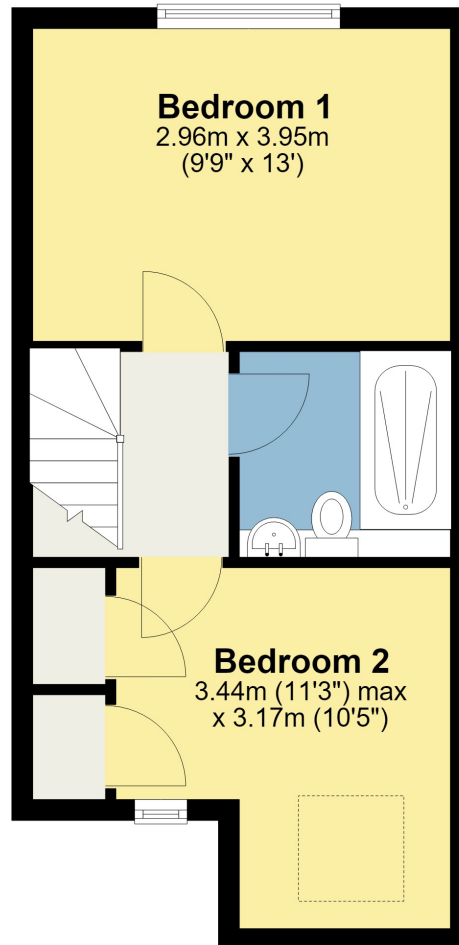
Ground Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 65.4 sq. metres (703.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

3 Howe Gardens, Kendal

A thought from the owners... "I've really enjoyed living here—quiet surroundings, beautiful scenery, and everything in Kendal close enough to feel convenient without being busy".

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