

## Kentwood Road, , Kendal, LA9 5JX

- Semi-Detached Two Bed Home
- Living Room
- Kitchen
- Both Beds are Doubles
- Chain Free
- Ready for Modernisation
- Dining Room
- Ground Floor Cloakroom
- Double Glazing & Gas Central Heating
- Council Tax Band C

**Guide Price £270,000**





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## DESCRIPTION

Located in a quiet cul-de-sac on a popular development in south Kendal, you will find this two-bed semi detached Dorma with accommodation comprising of; entrance hall, living room, dining room, kitchen, and ground floor cloakroom, whilst upstairs there are two double bedrooms and a bathroom.

The accommodation is ready for updating internally, but the building is in sound condition and has the further benefits of double glazing and gas central heating. Outside there is a garage, a long driveway capable of parking two vehicles, and gardens front and rear.

Offered without a chain, this a great house in a quiet residential area and ready for the owner to make their mark.

There is a nearby convenient local bus route providing good access into Kendal town centre where you will find a wide array of independent shops, cafes, bars and restaurants. The Lake District National Park is nearby, and connections to the M6 motorway and Oxenholme railway station are all within easy reach.



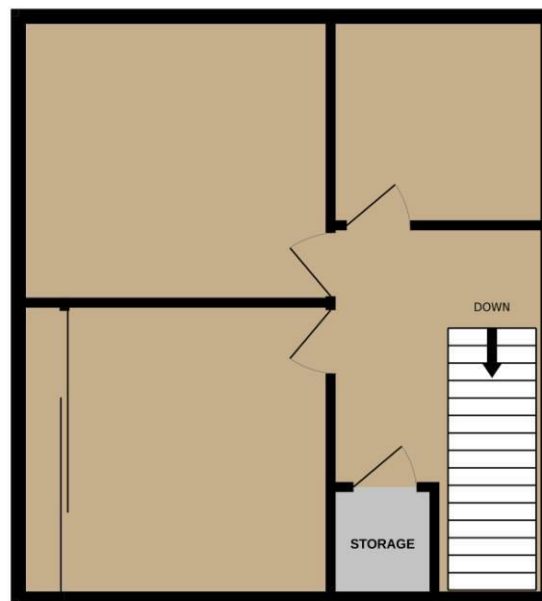
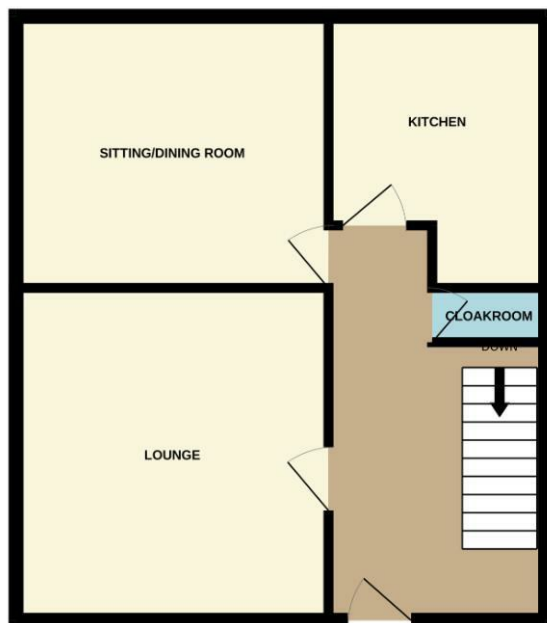






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

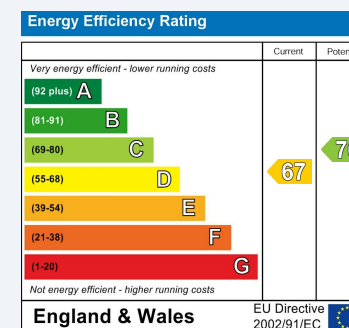
Please contact [kendal@hunters.com](mailto:kendal@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.