



Rawes Garth

Staveley, Kendal, LA8 9QH

Offers Over £295,000



- Three bedroom Mid Terraced Home
- Modernised throughout
- Located In National Park
- Beautiful Gardens
- Gas Central Heating

- No Chain
- Open Plan Kitching/Living Area
- Three bedrooms
- Separate Garage
- Council Tax Band C

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A charming three bedroom mid terraced home located in the national park, the property has been modernised throughout by the current owners including a fully tiled/insulated roof and is offered with no onward chain, The property benefits with two lovely gardens, the front with access to the river.

The accommodation comprises of; Entrance hall, open plan living room/kitchen area, downstairs WC, utility room, whilst to the first floor you will find three bedrooms and the modern family bathroom. There is also a separate garage included.

Staveley is a lively, scenic village located between Kendal and Windermere at the foot of the Kentmere valley, there are many attractive walks from the home. There is a comprehensive range of facilities including a village shop, post office, pharmacy, cafés, artisan bakery, public houses and independent businesses, together with a doctor's surgery, church, small theatre and recreation facilities. There is a vibrant food and drink scene, with popular destinations such as Wilf's Cafe, More café and The Eagle and Child Inn attracting visitors from across the region. There are many more local outlets in Mill Yard including the wheelbase cycle shop, local barbers, a handmade community shop, yoga studio, and a gym close by in Ings.

Families are well served by educational facilities, with Staveley CofE Primary School located in the village and there are highly regarded secondary schools available in nearby Kendal. There is a children's nursery and public playground.

There are excellent transport links both by bus and rail, with a train station in the village.

Entrance

Entering through the property from the lovely front garden, you will have access to all downstairs accommodation featuring an oak-effect flooring.

Open Plan living Area

A bright, contemporary open plan living room, with a large window and sliding glass door to the garden looking out onto the front elevation making the room bright with natural lighting, with the main seating area flowing through into a dining area at the rear where you will be able to add a eight seater table and chairs.

Kitchen

A beautiful modernised fitted kitchen with a range of hand, wall and base units complimented by an attractive white worktop, fitted appliances include a four ring gas hob with a fan above and splashback, an electric oven , dishwasher and fridge. There is a large island which is ideal to prep your food before cooking.

WC

Located downstairs, the WC is a modern two piece suite with a white contemporary WC and a wash-hand basin set above a useful vanity unit.

Utility Room

Accessed from the kitchen, currently used as a utility room there are built in cupboards one which has a fitted washing machine in. There is also space to hang your coats and put your shoes away. There is a back door which leads into the rear garden.

First-Floor Landing

Accessed via the stairs rising from the entrance hall, the staircase leads to the landing and access to all the first floor accommodation and fully boarded/insulated loft with a Velux window.

Bedroom One

A double bedroom looking out onto the rear of the property, there is a built in wardrobe. All bedrooms plenty of space to accommodate furniture.

Bedroom Two

A double bedroom looking out onto the front of the property which shows views of the river and the hills, there are two built in wardrobes.

Bedroom Three

A single bedroom with a window looking out onto the front elevation showing views of the river and the hills,

Bathroom

A modern bathroom with an attractive three-piece suite in white comprising of a bathtub with a shower head over, a contemporary WC, a wash-hand basin complimented by being part tiled and a heated towel rail.

Gardens

The sunny front garden features a block set patio with raised flower beds containing an abundance of mature shrubs and plants enjoy the summer nights here sat next to the river. The rear garden has a beautiful patio seating area partially tiled, surrounded by shrubbery and an outside lockable store unit.

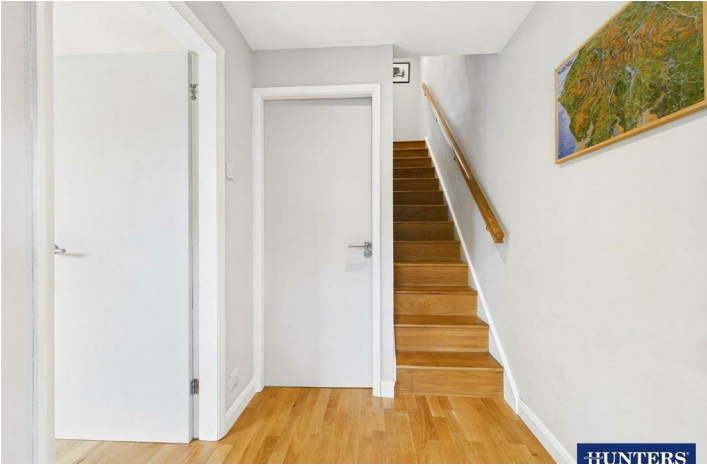
Garage

There is the added benefit of a garage located in a block to the rear of the house.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan





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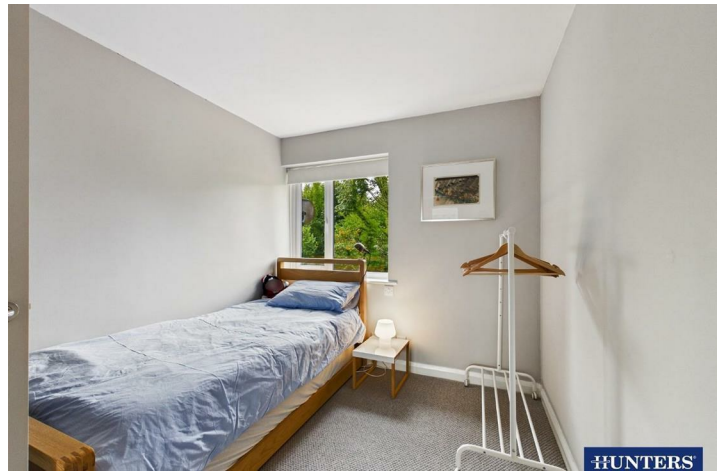
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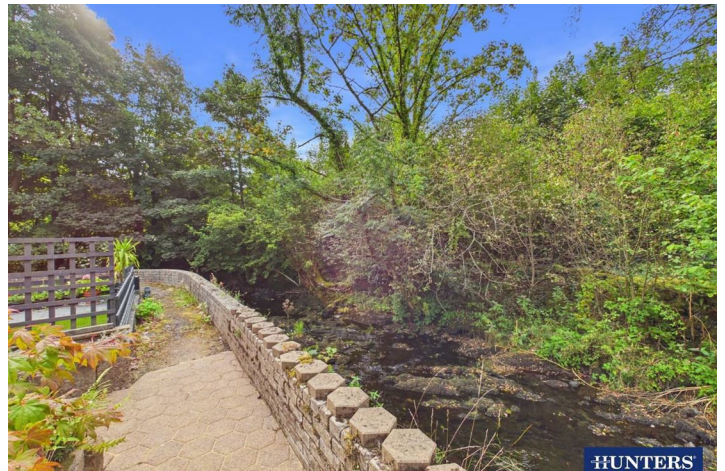
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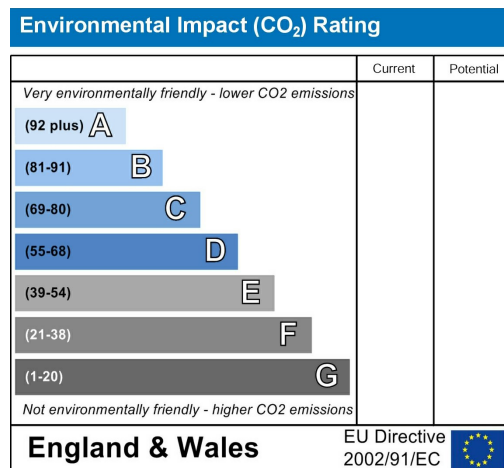
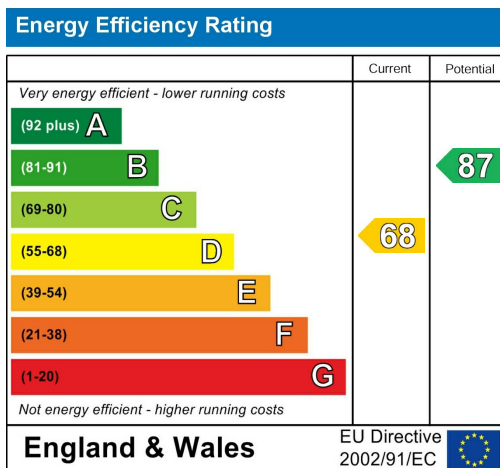


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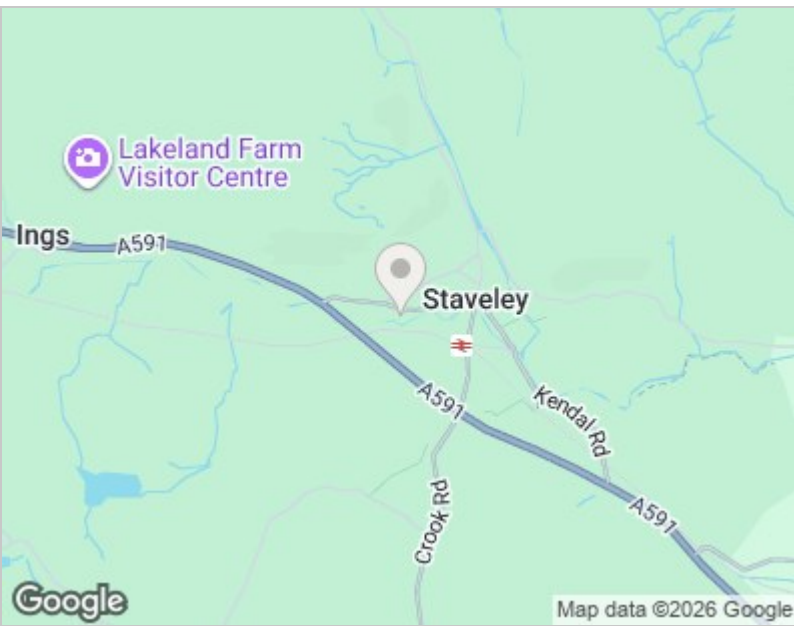
Energy Efficiency Graph



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
<https://www.hunters.com>

