



Jenkin Rise, , Kendal, LA9 6JN

- Three Bed Semi Detached
- Dining Kitchen
- Laundry
- Family Bathroom
- Gardens with Long Views
- Living Rooms
- Ground Floor Gardeners WC
- Workshop
- Gas Central Heating and Double Glazed
- No Chain

£240,000



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DESCRIPTION

A three-bed semi detached home with lovely open views to the rear. Although now ready for some general updating, the house is in good order with accommodation comprising of porch, entrance hall, living room, kitchen/diner, laundry, sunroom, gardeners WC, three bedrooms and a family bathroom. Outside there are gardens to the front and rear and a driveway for off road parking. The property has gas central heating and double glazing and is offered with the benefit of having no chain.

Set in a popular development on the southern side of Kendal, this property enjoys a quiet residential setting while remaining conveniently close to the town centre. Kendal offers a wide range of shops, cafés, restaurants, and leisure facilities, with well-regarded schools and local amenities nearby.

The area is well placed for commuters, with easy access to the A591 and M6, and mainline rail services available at Oxenholme Lake District station.

Council Tax Band B





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Approximate total area⁽¹⁾

1027 ft²

95.5 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

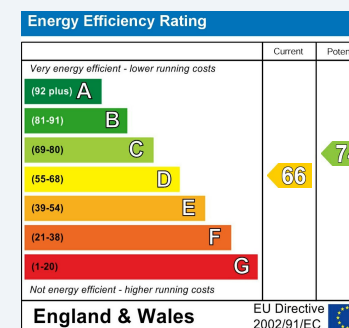
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

Viewings

Please contact 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.



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