



Briarigg

Kendal, LA9 6FA

Guide Price £300,000



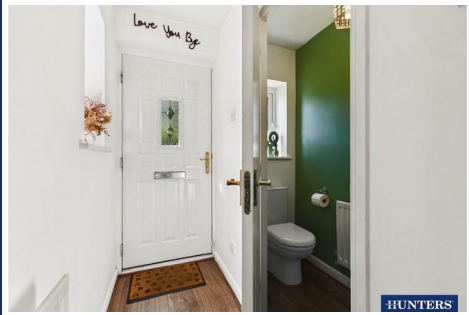
- Three Bedroom Semi Detached House
- Living Room
- Well Presented
- EV Charge Point
- Ideal for Families and Downsizers

- Popular Development
- Kitchen Diner
- Driveway for Three Cars
- Gardens Front and Rear
- Council Tax Band C

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Sale of a three bed family home, semi-detached and located on a popular estate to the northern side of Kendal. The property sits on a wide street and set well back from the road and there are no properties opposite which helps to create a picturesque street scene. The internal accommodation comprises of an entry, cloakroom, living room, and kitchen diner to the ground floor whilst to the first floor you will find three bedrooms and a family bathroom. Outside there are gardens front and rear, and a long driveway for three cars and an EV charger. The owners replaced all the double glazing in 2025 and the house is well presented. Perfect for younger families, couples and downsizers.

Located in a popular residential development and conveniently placed for local schools, supermarkets, and everyday amenities. The area also benefits from a nearby children's play area and easy access into Kendal's historic town centre, where an excellent selection of independent shops, high-street retailers, cafés, restaurants and leisure facilities can be found.

Kendal offers a wonderful combination of market-town convenience, heritage and outdoor recreation, with Kendal Castle, the River Kent, Brewery Arts and a variety of galleries and cultural attractions among its highlights. Windermere Road provides a direct route towards Windermere and the wider Lake District National Park, while the A591 and M6 offer excellent road connections throughout the region.

Kendal railway station provides services along the scenic Lakes Line, while nearby Oxenholme Lake District station offers mainline connections to destinations including Manchester, Birmingham, London, Edinburgh and Glasgow, making the location well suited to commuters and those travelling further afield.

Entry

You enter into a vestibule where you will find a place to hang coats and kick off shoes. From here you gain access to the cloakroom and the living room.

Living Room

With a window to the front elevation overlooking the lawn and providing access to the kitchen and to the stairs rising to the first floor. There is plenty of room in here for a sofa and chairs and there is some attractive sound boarding for a television wall.

Kitchen Diner

Fitted with a range of cabinets at wall and base level and with contrasting worksurfaces running over. Integral appliances include a gas hob with an overhead extractor, an electric oven and an inset sink and drainer. Free standing appliances included in the sale are an undercounter fridge, freezer, and a washing machine. To the dining end of the kitchen there is space for a four-person dining table and chairs positioned by the French doors leading out to the rear garden which in turn allow natural light to flood into the room.

Cloakroom

With a wash-hand basin set on a vanity unit and a low level WC.

First Floor Landing

Accessed from the stairs rising from the living room.

Bedroom One

A double bedroom with a window to the front elevation.

Bedroom Two

A second double, this one with a window to the rear elevation.

Bedroom Three

As single bedroom with a window to the front elevation. There is also a storage cupboard containing the gas fired boiler which was installed in 2021.

Bathroom

Comprising of a bath with side panel, pedestal wash-hand basin and a low level WC. and being tiled to the splash areas.

Gardens

The rear garden is secure with wood fences making it safe for families. It is mostly laid to lawn and has a raised decking area for sitting out and enjoying the sun. To the front there is a large open lawn which helps to sit the house well back from the quiet estate road.

Driveway

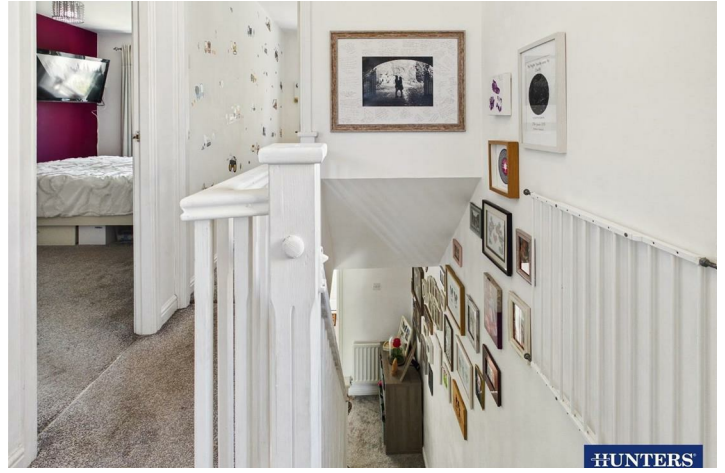
The generous drive to the side is large enough to accommodate three cars and there is an EV charger. A pedestrian gate gives access to the rear garden.

AML Disclosure

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Floorplan

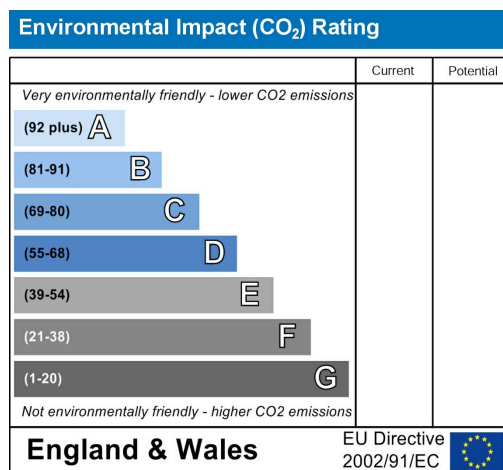
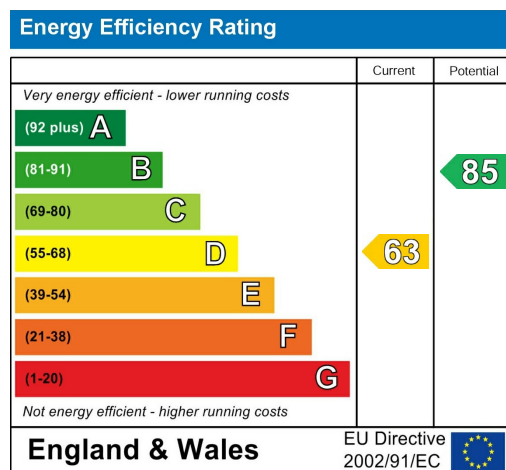






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Energy Efficiency Graph

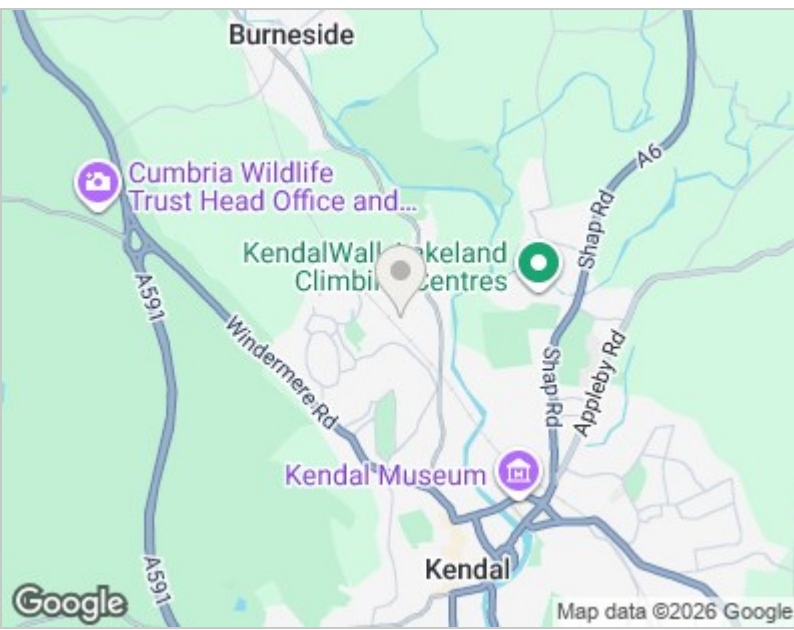


Viewing

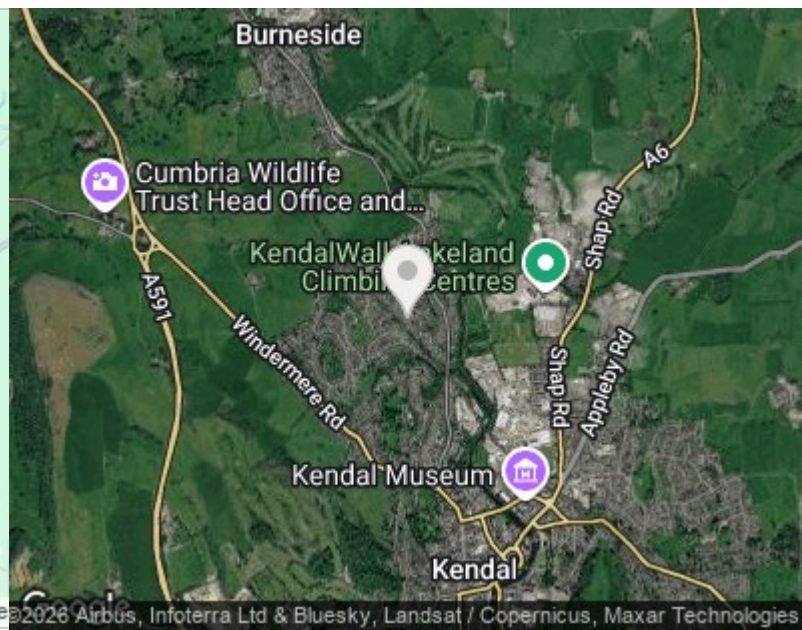
Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01539 816399

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.

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