



ARNOLD
GREENWOOD



61 Appleby Road, Kendal – LA9 6ES

Kendal

Guide Price £365,000

61 Appleby Road

Kendal, Cumbria

Presenting a well-maintained 3 bedroom semi-detached house located in the sought-after market town of Kendal. This beautiful property boasts a bright open plan kitchen/dining room/lounge area, perfect for entertaining friends and family. The French doors lead out to the stunning garden, flooding the space with natural light and creating a seamless indoor-outdoor living experience. There is a separate reception room with a bay window and coal effect gas fire. Upstairs, you will find three good-sized bedrooms, ideal for a growing family, along with a family bathroom and a convenient downstairs WC. Step outside into the outdoor space of this property, and you will be greeted by a meticulously maintained garden bursting with vibrant colours, perfect for relaxing and entertaining. Completing the property is a garage and a large driveway providing ample parking.

Council Tax band: C

Tenure: Freehold



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REAR GARDEN

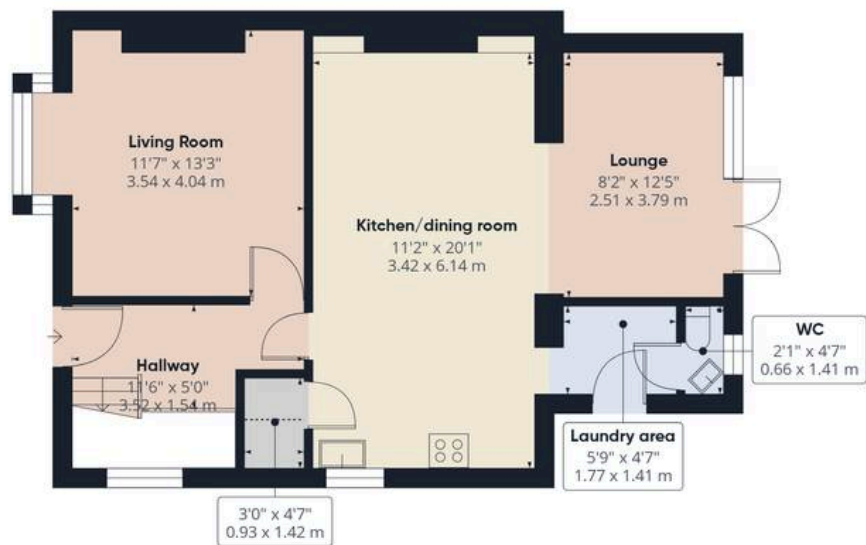
This beautiful garden has been lovingly maintained and has an abundance of colour. There is a patio seating area, lawn and access to the garage.

Driveway

3 Parking Spaces

- Well maintained 3 bedroom semi-detached house
- Popular location within the market town of Kendal
- Bright open plan kitchen/dining room/lounge
- French doors out to the garden
- Three good size bedrooms
- Family bathroom plus downstairs WC
- Garage, large driveway and external store with power
- Beautiful gardens





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1275 ft²

118.6 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with the standard.





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