

Carr Close, Kingsway OL16 4GA

Asking Price £210,000



ADAMSONS BARTON KENDAL are pleased to offer for sale this three bedroom town house situated on the popular Kingsway Village development with exceptional motorway links. The property is well suited to a first time buyer or a young family and boasts private parking, a single garage and generous rear garden space. Internally, the property comprises of an entrance hallway with downstairs WC/cloakroom, open plan lounge diner with french patio doors, and a modern fitted kitchen with a range of integrated appliances. To the first floor, there are three good sized bedrooms and a three piece family bathroom suite. There is uPVC double glazing throughout, and a gas fired central heating system. The property tenure is freehold. The garage is leasehold although without charge Potential buyers are made aware that there is a £250 annual service charge on the estate.

Viewing Strongly Recommended

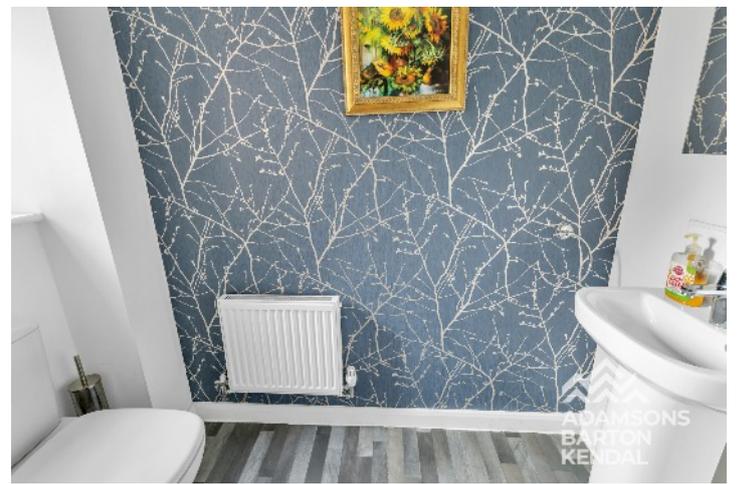
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THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

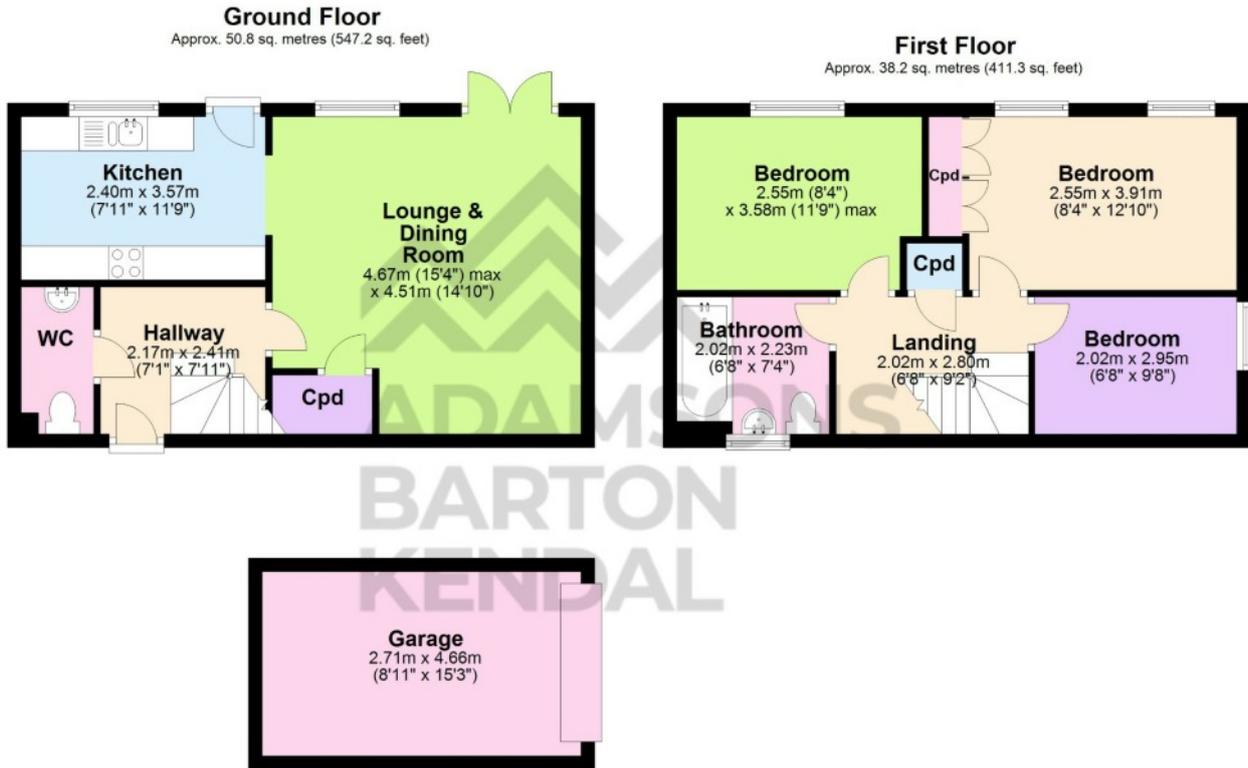




ADDITIONAL INFORMATION

Council Tax Band - B Energy Performance Cert - B Tenure - Freehold

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL**



Total area: approx. 89.0 sq. metres (958.5 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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