



Kendal

**£180,000**

47 Ullswater Road  
Kendal  
Cumbria  
LA9 6LQ

This traditionally built semi-detached family home is situated on the fringe of open countryside with fine views from both the front and rear. The well balanced layout offer three bedrooms and a bathroom on the first floor, and a good sized living/dining room, conservatory on the ground floor.

The property is located on a popular residential estate within easy access of local shops and schools. Now in need of some updating the property but with the benefit of UPVC double glazing and gas central heating. Outside are gardens to the front and rear together with a useful outhouse and detached garage.

Property Ref: K6356

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Living Room



Conservatory

**Location:** Situated in a quiet position on Sandylands overlooking open fields to the rear. The property can be found by turning onto Sandylands from the Sedbergh Road. Take the second turning right onto Peat Lane and follow the road up to the top take the right turning into Ullswater Road. Number 47 is then found on your left hand side just before Bowland Drive. Access to the garage is via a lane that runs to the side of the house.

**Accommodation with approximate dimensions**

**Entrance Hall** UPVC double glazed door and window. Radiator, staircase to first floor with storage cupboard under.

**Living/Dining Room** a bright room with UPVC double glazed picture window to the front enjoying an aspect across the town to Kendal golf course. Attractive timber fireplace with polished hearth and inset living flame gas fire. TV aerial, radiator. UPVC double glazed sliding patio doors to:

**Conservatory** with aspect over the rear and open fields beyond. UPVC double glazed windows and door to garden. Part panelled walls.

**Kitchen** again overlooking the rear garden, UPVC double glazed window and door to the side. Fitted wall and base units, working surfaces with inset bowl and half sink, panelled walls and tiled floor. Plumbing for washing machine, Worcester gas boiler and radiator.

**First Floor**

**Landing** UPVC double glazed window, access to loft space.

**Bedroom 1 (front)** enjoying an open aspect across the town, built in cupboard, radiator.



Bedroom One



Kitchen

**Bedroom 2 (rear)** with aspect over open fields and fell. Radiator, UPVC double glazed window.

**Bedroom 3 (front)** overlooking the town, radiator and UPVC double glazed window.

**Bathroom** a three pieces suite comprises; panel bath with shower over, pedestal wash hand basin and WC. Two UPVC double glazed windows, part tiled walls, radiator.

**Outside:** Outhouse with window, power and light.

#### Detached Garage

of concrete panel construction, up and over door, window and door to the side.

The property has gardens to the front and rear. The front with hedge screen and planted borders, the rear garden is mainly paved for ease of maintenance with planted beds and borders.

Access to the garage is via a lane that runs to the side of the house into a car park with garages.

**Council Tax:** South Lakeland District Council - Band B

**Services:** mains electricity, mains gas, mains water and mains drainage.

**Tenure:** Freehold

**Viewing:** Strictly by appointment with Hackney & Leigh - Kendal office.

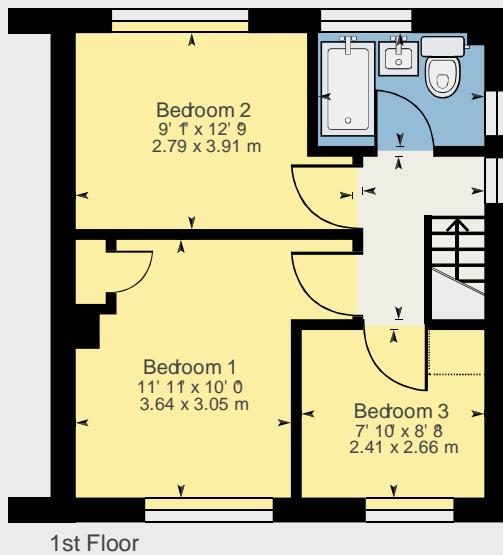
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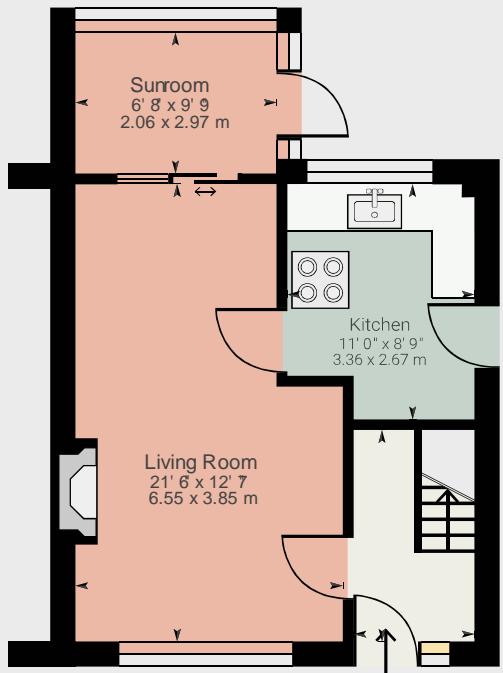
Bedroom Two



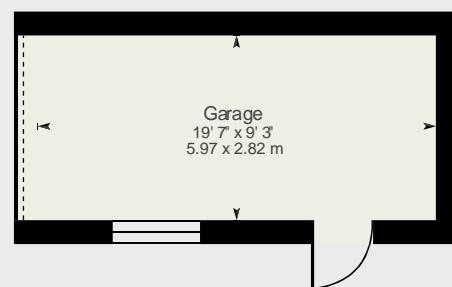
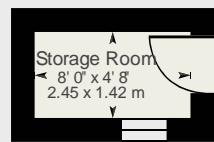
Rear Aspect



1st Floor



Ground Floor



Approximate net internal area: 846.32 ft<sup>2</sup> / 78.63 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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A thought from the owners...A very quiet area with access to lots of local amenities that Kendal town has to offer! It enjoys a great view to the rear of the property and the neighbours are all lovely people!

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.