



18 Beechnut Road, Kendal  
Asking Price £300,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



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A well presented semi detached house pleasantly located on a desirable residential development to the south side of Kendal. Having a sitting room, dining kitchen, three bedrooms, with one being en suite, bathroom, cloakroom, garden with decking and patio and parking for two vehicles.











## 18 BEECHNUT ROAD

A well proportioned semi detached family home pleasantly located towards the head of a cul-de-sac in a desirable residential area on the southern fringe of Kendal. The property is conveniently placed for the many amenities available both in and around the market town, the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and road link to the M6.

The well presented accommodation briefly comprises entrance hall, sitting room, dining kitchen and cloakroom to the ground floor and three bedrooms, with one being en suite, and a family bathroom to the first floor. The property benefits from double glazing and gas central heating throughout.

Outside offers parking for two vehicles and an enclosed garden and patio.

This appealing property is offered for sale with no upper chain.

## GROUND FLOOR

### ENTRANCE HALL

16' 6" max x 6' 10" max (5.04m x 2.10m)

Double glazed door, radiator, under stairs cupboard, coving.

### SITTING ROOM

15' 7" max x 11' 3" max (4.77m x 3.45m)

Double glazed window, radiator, coving.

### DINING KITCHEN

16' 6" max x 9' 2" max (5.04m x 2.80m)

Double glazed patio doors with adjacent double glazed windows, double glazed window, radiator, excellent range of base and wall units, stainless steel sink, built in oven, electric hob with stainless steel splashback and extractor hood over, integrated fridge, freezer, dishwasher and washer/dryer, cupboard housing gas central heating boiler, under wall unit lighting.

### CLOAKROOM

6' 2" x 3' 2" (1.89m x 0.98m)

Double glazed window, radiator, two piece suite in white comprises W.C. and wash hand basin, partial tiling to walls, extractor fan.









## FIRST FLOOR

### LANDING

8' 5" max x 6' 3" max (2.57m x 1.92m)

Built in cupboard housing hot water cylinder, loft access.

### BEDROOM

12' 3" max x 10' 8" max (3.75m x 3.26m)

Double glazed window, radiator, fitted wardrobes.

### EN SUITE

7' 8" max x 3' 11" max (2.34m x 1.20m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower, fitted mirrored wall unit, recessed spotlights, extractor fan, shaver point, partial tiling to walls.

### BEDROOM

9' 3" x 8' 10" (2.83m x 2.71m)

Double glazed window, radiator.

### BEDROOM

9' 3" x 7' 3" (2.83m x 2.22m)

Double glazed window, radiator.

### BATHROOM

8' 5" x 5' 6" (2.57m x 1.70m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with mixer shower, fitted mirrored wall unit, recessed spotlights, extractor fan, fitted shelf, partial tiling to walls.

## OUTSIDE

The front of the house offers driveway parking for two vehicles bordered with well maintained box hedging. The rear of the property has a delightful enclosed garden which includes a paved patio, well stocked raised beds, an elevated lawn with wild garden, a decked seating area, safe play area and a water supply.

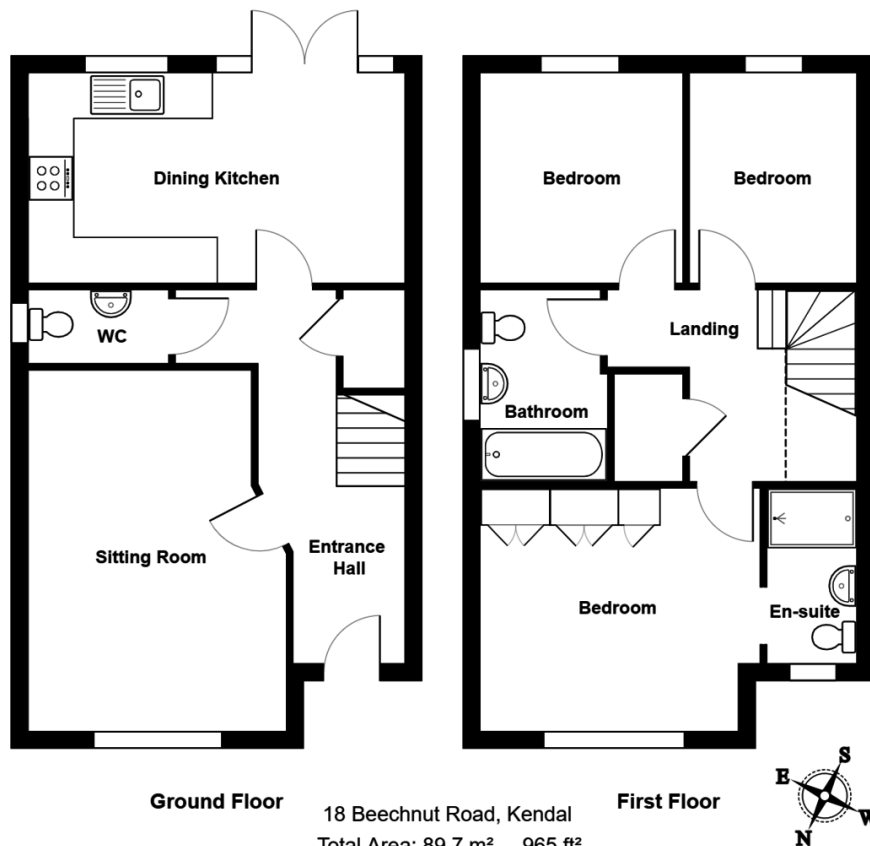
## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

## COUNCIL TAX BANDING

Currently Band D as shown on the Valuation Office website.





Ground Floor

18 Beechnut Road, Kendal

Total Area: 89.7 m<sup>2</sup> ... 965 ft<sup>2</sup>

First Floor



### Important Notice

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### DIRECTIONS

Travelling south out of Kendal on the A65 and after passing K Village take the second turning at the roundabout on to Natland Road. Continue along this road and just after the K Shoes Distribution centre turn left in to Beechnut Road. Number 18 is located on the right towards the head of the cul-de-sac.

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