



46 Heron Hill, Kendal
Asking Price £250,000

Your Local Estate Agents
Thomson Hayton Winkley



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46 HERON HILL

A well proportioned ground floor flat situated in popular residential area convenient for the amenities available both in and around the market town of Kendal. The property is close to a local bus route, is within level walking distance of the community store and is conveniently placed for the supermarkets, schools, the Castle Green Hotel and the mainline railway station at Oxenholme.

The well presented accommodation briefly comprises entrance hall, sitting room, breakfast kitchen with utility store, two double bedrooms and a shower room. The property benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside offers gardens to the front and rear with a utility store and garden store. On road parking applies.

ENTRANCE HALL

19' 8" x 5' 4" (6.00m x 1.65m)

Double glazed door, radiator, built in cloaks cupboard with lighting.

SITTING ROOM

15' 3" max x 13' 11" max (4.66m x 4.25m)

Double glazed box bay window, radiator, living flame gas fire with stone surround.

BREAKFAST KITCHEN

12' 0" max x 11' 7" max (3.67m x 3.55m)

Double glazed door, double glazed window, radiator, good range of base and wall units, stainless steel sink, built in oven, gas hob with extractor hood over, space for fridge, under wall unit lighting, tiled splashbacks.

BEDROOM

11' 10" max x 9' 4" max (3.63m x 2.86m)

Double glazed window, radiator, built in wardrobe.

BEDROOM

11' 10" x 9' 2" (3.61m x 2.81m)

Double glazed window, radiator, built in storage cupboard.

SHOWER ROOM

6' 4" max x 6' 2" max (1.94m x 1.88m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C. with concealed cistern and wash hand basin to vanity with panelled splashback and fully panelled walk in shower with thermostatic shower fitment, extractor fan.

UTILITY STORE

6' 2" x 2' 3" (1.89m x 0.71m)

Double glazed window, tiled worktop, gas combination boiler, plumbing for washing machine.

UTILITY ROOM

6' 11" x 6' 11" (2.13m x 2.13m)

Timber door, double glazed window, Belfast sink, light and power, water supply, base and wall units, fitted shelving, space for freezer.

GARDEN STORE

4' 1" x 2' 11" (1.27m x 0.90m)

Timber door.

OUTSIDE

The front of the property has a lawn with well stocked borders and the rear, which overlooks an area of greenery, offers a low maintenance gravelled garden with well stocked beds and borders together with a utility room and a garden store. On road parking applies.

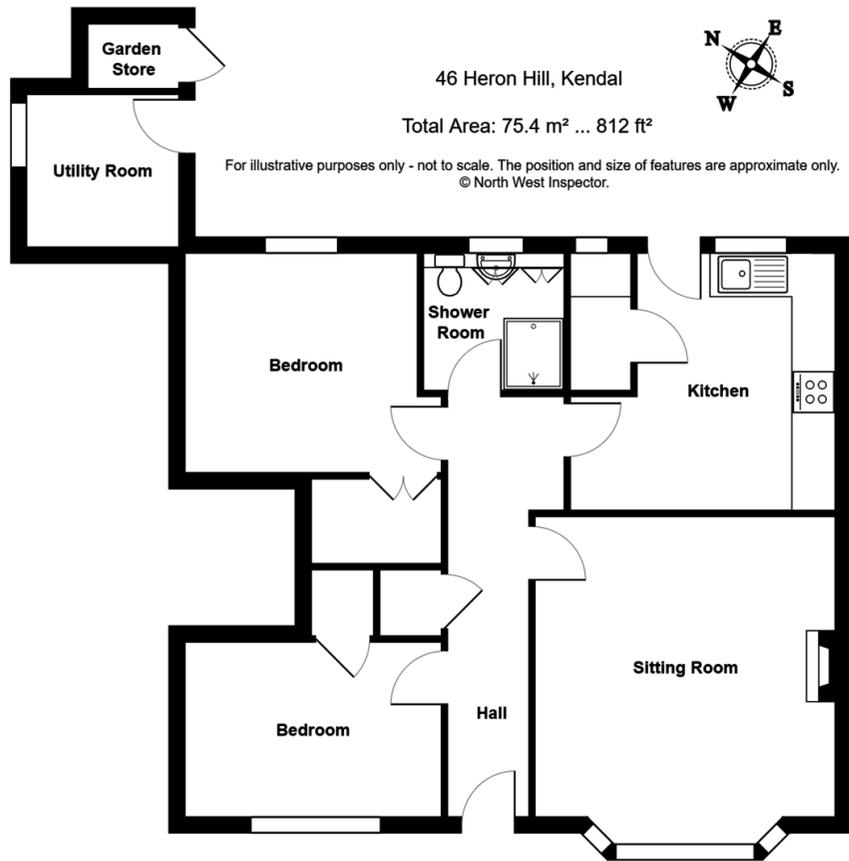
SERVICES

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

COUNCIL TAX BANDING

Currently Band B as shown on the Valuation Office website.





Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Travelling from Kendal town centre, proceed south along Aynam Road and continue onto Lound Road and past the “K Village”. At the roundabout take the first exit onto Burton Road (A65), continue past the Leisure Centre. Turn immediately left just after the traffic lights onto Heron Hill and then take the first left to find number 46 located on the right.

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