

40  
YEARS  
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HACKNEY  
& LEIGH



## Kendal

£295,000

20 Westwood Avenue, Kendal, Cumbria, LA9 5BB

This substantial three-bedroom bungalow is situated in an elevated location with fine open views to the front. The accommodation has the benefit of gas central heating and double glazing and briefly comprises of a sitting room, fitted dining kitchen, three bedrooms and shower room. Outside is a detached garage, parking for several vehicles, a fantastic west facing garden and low maintenance gardens to the front.

Located in one of Kendal's popular residential areas to the south of the town centre 20 Westwood Avenue is a perfect blank canvas for those seeking a spacious home to apply their own stamp to. The property is chain free and early viewing is highly recommended.

### Quick Overview

Elevated Detached Bungalow

Spacious Sitting Room

Three Bedrooms

Close to Good Primary & Secondary Schools

Fabulous Views to the Front

Popular Location to the South of Kendal

Attractive Gardens Front & Back

Parking For Several Vehicles

Detached Garage

Superfast Broadband 80Mbps



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80 Mbps



Garage & Off-Road Parking

Property Reference: K6576



Sitting Room



Sitting Room



Sitting Room



Shower Room

**Location:** Situated in a popular residential location, to the South of the town centre and close to schools and local amenities, the property can be found by leaving Kendal on Milnthorpe Road turn right into Vicarage Drive just before Kendal College. Proceed up Vicarage Drive, passing Vicarage Park Primary School on the left, follow the road round and take the first turning on your left into Westwood Avenue proceed up the hill and as the road levels out number 20 can be found on your right-hand side.

**Property Overview:** 20 Westwood Avenue is situated on an elevated position in a popular location on the south side of Kendal, enjoying far reaching views of Benson Knott, the Helm and beyond.

A spacious home with ample parking and a private, sunny west facing garden and neutrally decorated throughout.

A short flight of steps leads up to the front entrance, then once inside the entrance hall those that view will be surprised by feel of space the property offers. The wide hallway has a large cupboard housing the Ideal boiler. A loft hatch provides access to the large loft space with pull down loft ladder, partly boarded and light.

Stepping into the delightful sitting room your will not fail to notice the double-glazed window to the front enjoying the far-reaching views over Kendal and beyond. Complete with dado rail and attractive gas fire it is easy to imagine enjoying a cosy evening in front of the fire.

To the front of the property, you will find a double bedroom enjoying the front aspect. A large double bedroom can be found to the rear of the property, complete with fitted furniture. The room offers ample space whilst enjoying views over the garden. A single bedroom is located next door with UPVC double glazed patio doors opening onto the patio at the rear. This room offers versatile living and would easily double up as a snug or study.

The large dining kitchen room can be found to the rear. Enjoying a dual aspect with UPVC double glazed door opening onto the driveway at the side. Complete with wall and base units, stainless sink and drainer, Belling oven and five-ring gas hob with extractor over and plumbing for washing machine.

The large shower room with vinyl flooring comprises: large shower, WC, wash hand basin, large, fitted mirror, corner cupboard and heated towel rail. A double glazed window allows light in from the side.



Kitchen



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

Accommodation with approximate measurements:

Entrance Hall

Sitting Room

15' 4" x 13' 7" (4.67m x 4.14m)

Kitchen Dining Room

11' 2" x 9' 10" (3.4m x 3m)

Bedroom One

9' 11" x 9' 10" (3.02m x 3m)

Bedroom Two

13' 0" x 10' 9" (3.96m x 3.28m)

Bedroom Three / Study

10' 0" x 8' 1" (3.05m x 2.46m)

Shower Room

**Outside:** A well maintained lawn with established rockery can be found to the front of the property. Three steps lead up to the front door. To the side of the property and leading to the detached garage you will find a substantial driveway offering parking for several vehicles.

To the rear of the property is a most delightful west facing garden. With attractive lawn, mature shrubs and trees and established hedgerow offering privacy, there is a large patio providing a level space to enjoy alfresco dining. Outside tap.

The detached garage offers plenty of space to house a vehicle, with up and over door, shelving, electric and lighting.



Rear Garden



Rear Garden



Rear Garden



Garage



View to the Front

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

**Council Tax** South Lakeland District Council - Band D

**Tenure** Freehold

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

# Meet the Team

## Elaine Bradshaw

Sales Manager & Property Valuer

Tel: 01539 729711  
Mobile: 07971 916752  
elaine@hackney-leigh.co.uk



## Keira Evans

Property Valuer

Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



## Ellie Graham

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Gail Reaney

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Maurice Williams

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

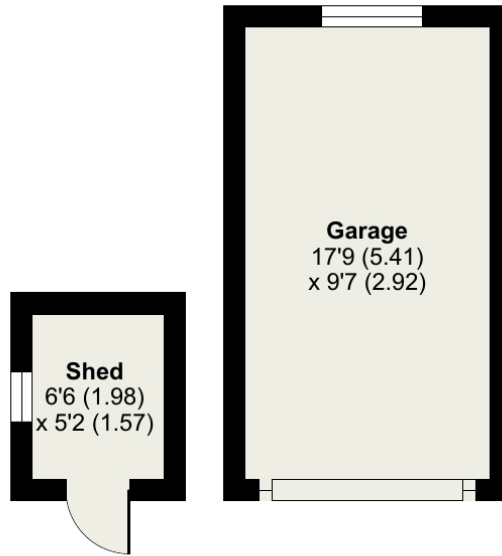
# Westwood Avenue, Kendal, LA9

Approximate Area = 976 sq ft / 91 sq m (includes garage)

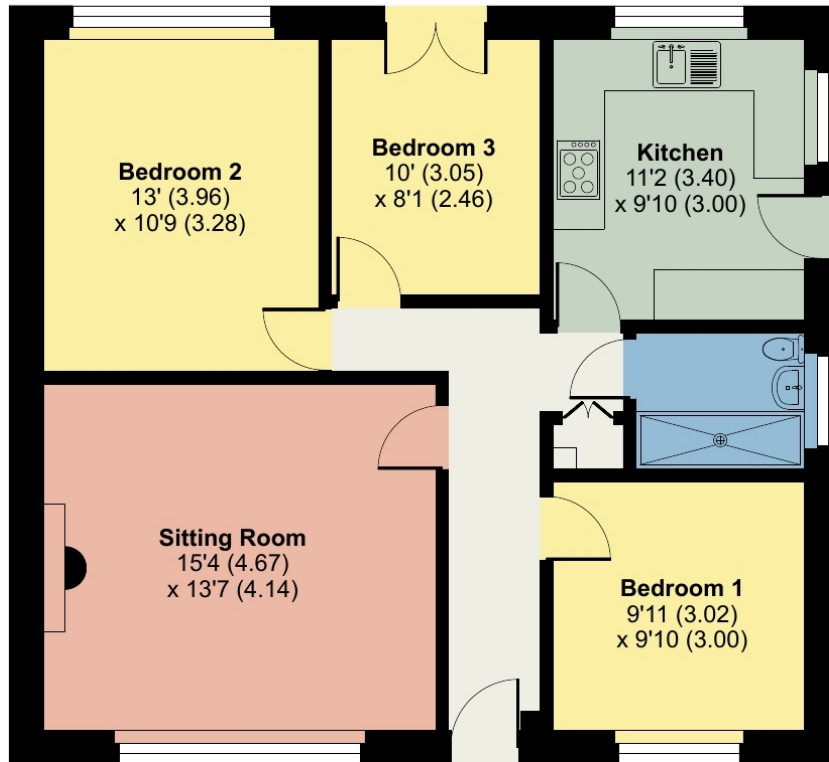
Outbuilding = 34 sq ft / 3 sq m

Total = 1010 sq ft / 94 sq m

For identification only - Not to scale



**OUTBUILDING**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 911696

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