

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Endmoor

£200,000

2 Enyeat Road, Endmoor, Kendal, LA8 0HD

Situated within a popular residential area in the centre of Endmoor, this well-balanced semi-detached two bedroom bungalow enjoys a slightly elevated setting at the start of a popular cul-de-sac, on a bus route into Kendal Town Centre, close to the M6 and Oxenholme Mainline Station.

Now ready for modernisation, the property offers easy to manage accommodation ideal for a retirement home or first time buyer purchase. Outside are good sized gardens to the front and rear together with the benefit of a carport and garage. The property is offered for sale with no upper chain and early viewing is highly recommended.

Quick Overview

Attractive Semi-Detached Bungalow
Two Bedrooms
Double Glazed Throughout
Opportunity to Modernise
Large Sitting Room
Close to Local Transport Links
Gardens to Front and Back
Garage and Driveway
Chain Free

Ultrafast Broadband - 1000Mbps



2



1



1



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1000Mbps



Garage &
Driveway

Property Reference: K6580



Sitting Room



Sitting Room



Kitchen



Bathroom

Location: Leaving Kendal continue past the hospital and Endmoor can be reached within approximately 4 miles. On entering the village, turn left onto Woodside Road, then first right into Enyeat Road. 2 Enyeat Road will be found immediately on your righthand side.

Property Overview: This modern semi-detached bungalow enjoys a quiet position within the popular village of Endmoor. A level path leads you through the low maintenance front garden and to the front door.

The entrance porch with the benefit of a deep cupboard provides ample space for coats and shoes. A door then opens into the sitting room, with a large double-glazed picture window which overlooks the front garden and a tiled fireplace with electric fire.

Moving through to the kitchen you will find complementary part tiled walls and a range of attractive wall and base units, stainless steel sink, slot in cooker and cooker hood, space for fridge and plumbing for washing machine. A double-glazed door leads to the undercover carport.

There are two double bedrooms to the rear of the bungalow overlooking the garden, one with fitted wardrobes and one with sliding patio doors opening to a paved area.

The bathroom with complementary tiled walls has a three piece suite comprising; a bath with shower over, a pedestal wash hand basin and W.C. Double glazed window, extractor fan.

Accommodation with approximate measurements:

Entrance Porch

Sitting Room

16' 4" x 11' 7" (4.98m x 3.53m)

Kitchen

9' 8" x 8' 4" (2.95m x 2.54m)

Bedroom One

12' 4" x 11' 5" (3.76m x 3.48m)

Bedroom Two

15' 7" x 8' 7" (4.75m x 2.62m)

Bathroom

Outside To the front of the property, you will find a pleasant, low maintenance garden with established borders. A drive to the side leads to the excellent covered carport and garage.

The garage has an up and over door with a door to the rear allowing access to the rear garden. Complete with window, shelving, power and lights

To the rear you will find an attractive south facing garden with patio, lawn and established hedges. A greenhouse and shed is also included.

Services: Mains water, mains drainage and mains electricity. Oil central heating.

Tenure: Freehold

Council Tax: South Lakeland District Council - Band C

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.



Bedroom One



Bedroom Two



Rear Garden

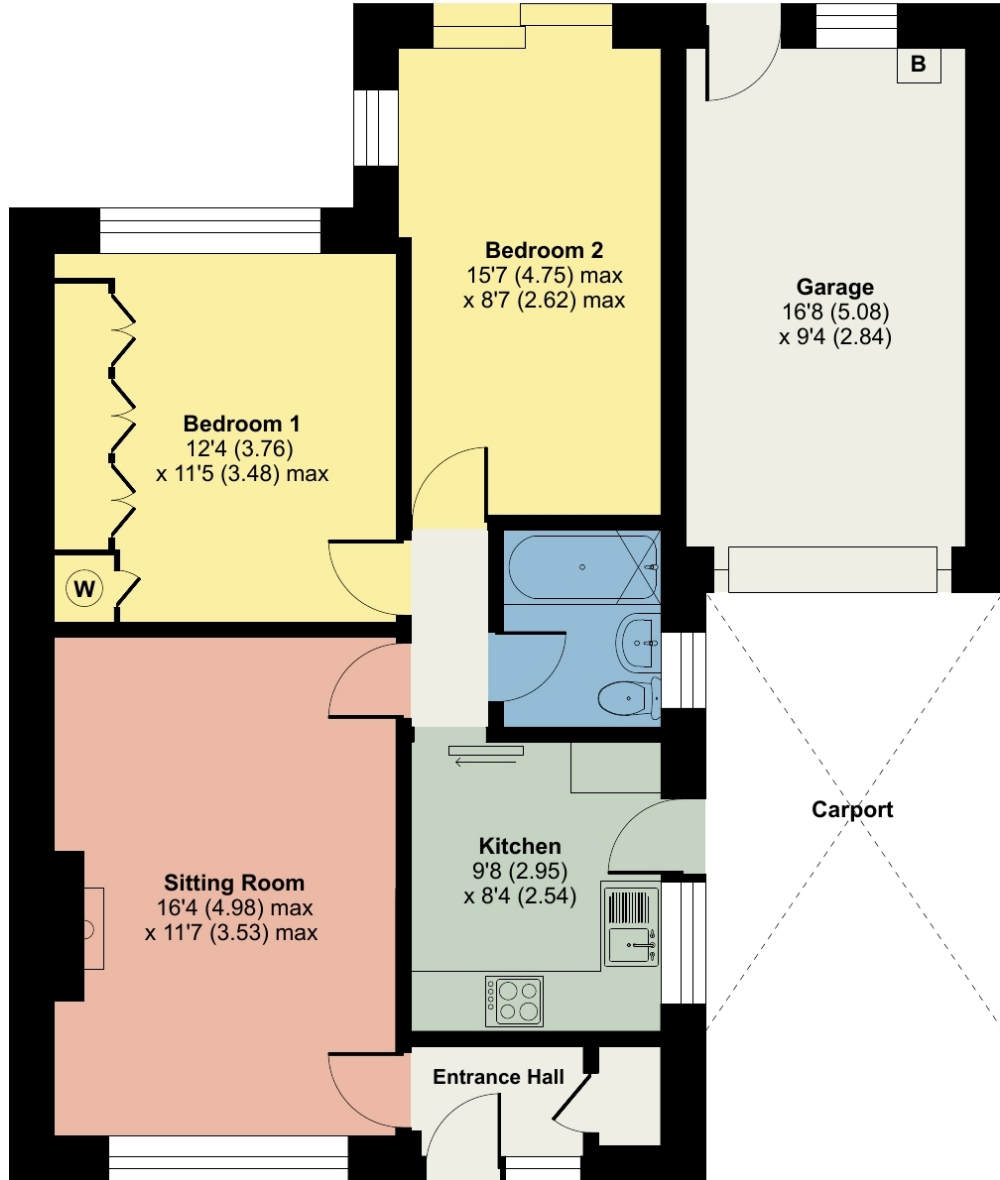


Rear Garden

Enyeat Road, Endmoor, Kendal, LA8

Approximate Area = 818 sq ft / 76 sq m (includes garage & excludes carport)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 914965

A thought from the owners...A very convenient location for the town of Kendal, great countryside and areas beyond!"

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