



14 Wray Crescent, Kendal
£260,000



14 Wray Crescent

Kendal

A well proportioned semi detached bungalow with fell views from the front aspect occupying a pleasant cul-de-sac location in a popular residential area. The bungalow is conveniently placed for the many amenities on offer both in and around the market town of Kendal. The location is close to a local bus route, is just minutes away from a convenience store and is within easy reach of both the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and road links to the M6.

The well presented accommodation briefly comprises porch, entrance hall, sitting room, kitchen, conservatory, two bedrooms and a shower room and benefits from having double glazing and gas central heating.

Outside offers driveway parking to the front of the garage and gardens to the front and rear.

14 Wray Crescent is offered for sale with no upper chain.

PORCH

3' 8" x 3' 8" (1.12m x 1.11m)

Double glazed door and windows, lighting, tiled flooring.

ENTRANCE HALL

10' 6" x 9' 5" (3.19m x 2.87m)

Double glazed door to porch, radiator, built in cupboard housing gas combination boiler, loft access.

SITTING ROOM

13' 9" x 10' 4" (4.18m x 3.16m)

Double glazed window with fell views, radiator, coving.

KITCHEN

10' 6" x 7' 5" (3.19m x 2.25m)

Double glazed window, radiator, base and wall units, stainless steel sink, built in oven, gas hob with extractor hood over, space for fridge and freezer, plumbing for washing machine, tiled splashbacks, tiled flooring.

CONSERVATORY

9' 9" x 7' 9" (2.97m x 2.35m)

Double glazed door and windows, UPVC roof, wall light, tiled flooring.

BEDROOM

11' 1" x 12' 0" (3.38m x 3.67m)

Double glazed door and windows to conservatory, radiator, fitted wardrobes, cupboards, drawers and shelving.

BEDROOM

10' 5" x 7' 9" (3.17m x 2.35m)

Double glazed window with fell views, radiator, built in wardrobe with storage, built in airing cupboard.

SHOWER ROOM

6' 0" x 5' 5" (1.83m x 1.64m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, fitted mirror and shelving, tiling to walls and floor.





OUTSIDE

There is an elevated lawned garden with well stocked borders to the front of the bungalow and an enclosed rear garden which includes a lawn bordered with established shrubs, paved patio suitable for a hot tub or garden furniture, power point and water supply.

GARAGE

16' 0" x 9' 2" (4.90m x 2.80m) Up and over door, double glazed window, light and power, space for tumble dryer, fitted shelving.

OFF ROAD

Driveway parking to the front of the garage.

EPC Rating C

SERVICES

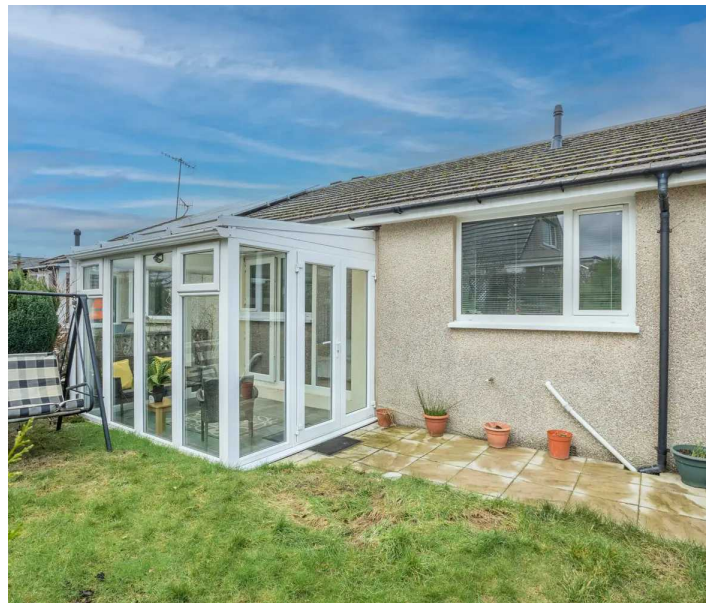
Mains electric, mains water, mains gas, mains drainage.

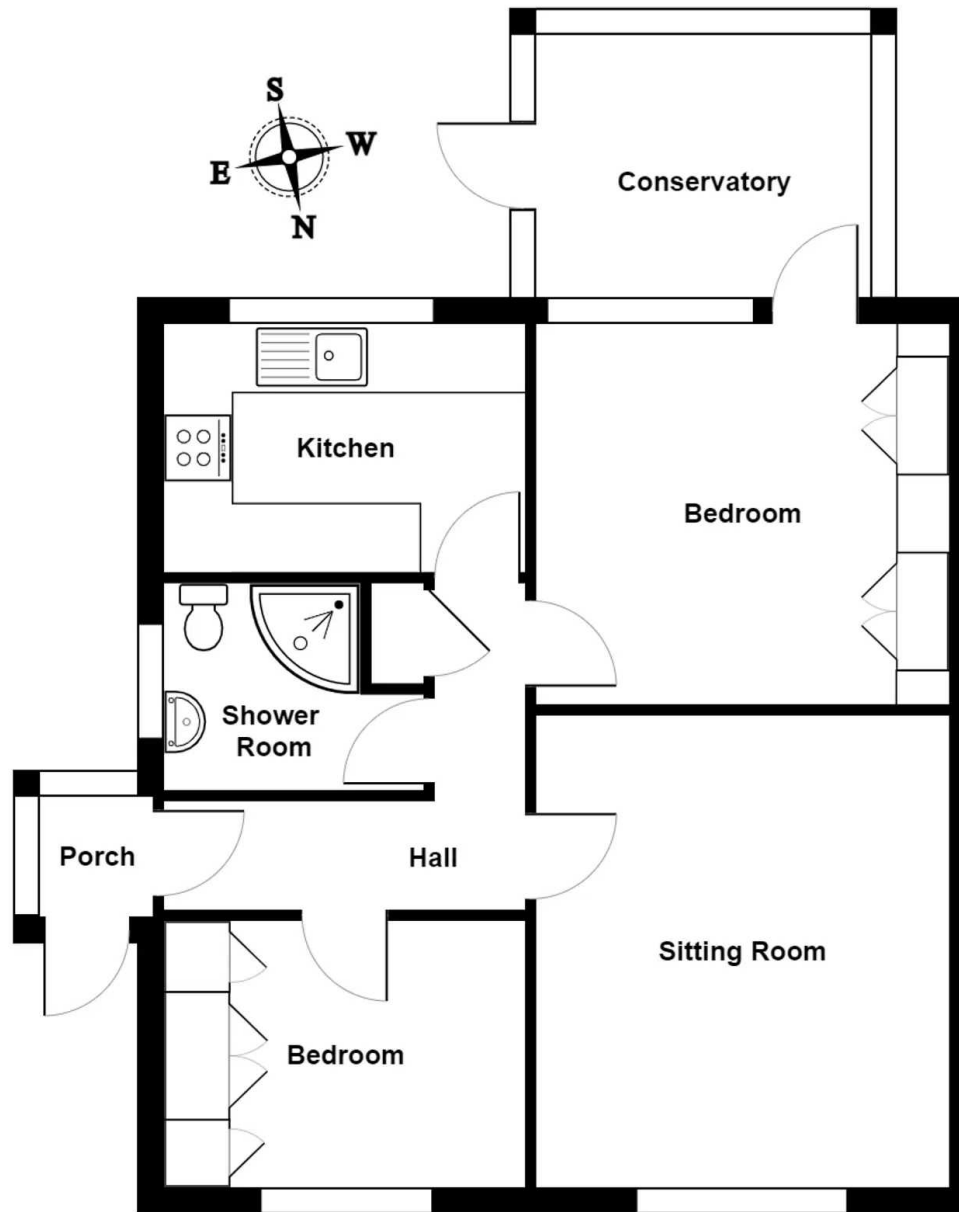
COUNCIL TAX

Band C

TENURE

Freehold





14 Wray Crescent, Kendal

Total Area: 62.0 m² ... 667 ft²

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