



178 Burneside Road, Kendal
£350,000





178 Burnside Road

Kendal

A well proportioned semi detached house occupying an elevated position enjoying fine westerly views towards the Lakeland Fells in a popular residential area within the market town of Kendal. Conveniently placed for Carus Green golf course, the many amenities both in and around the town are within easy reach along with the Lake District National Park and the M6. There is a bus stop located on the road side which operates hourly on a daily basis with the exception of Sundays.

The accommodation, which would benefit from being updated cosmetically along with the potential to extend, subject to any necessary consents. It briefly comprises porch, entrance hall, sitting room, dining room, kitchen and store to the ground floor. There are three bedrooms and a four piece bathroom on the first floor. The property benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside offers driveway parking and a car port, gardens to the front and rear and access to the utility room and stores.

GROUND FLOOR

PORCH

6' 6" x 2' 6" (1.99m x 0.77m)

Both max. Double glazed door and windows, tiled flooring.

ENTRANCE HALL

14' 2" x 6' 6" (4.32m x 1.98m)

Both max. Double glazed door and windows to porch, radiator, coving.

SITTING ROOM

14' 12" x 13' 7" (4.57m x 4.15m)

Both max. Double glazed Bay window, radiator, freestanding gas fire to decorative fireplace, coving, ceiling rose.

KITCHEN

14' 9" x 8' 4" (4.49m x 2.53m)

Double glazed window, radiator, base and wall units, stainless steel sink, space for cooker, fridge and freezer, plumbing for washing machine, breakfast bar, tiled splashbacks.

DINING ROOM

12' 7" x 12' 6" (3.84m x 3.81m)

Both max. Double glazed window, radiator, built in shelving to alcoves.

STORE

9' 7" x 2' 9" (2.91m x 0.83m)

Double glazed window, lighting, fitted shelving and coat hooks.





FIRST FLOOR

LANDING

6' 6" x 4' 8" (1.98m x 1.41m)

Double glazed window, coving, access to substantial loft with light, power and drop down ladder.

BEDROOM

15' 3" x 11' 7" (4.66m x 3.54m)

Both max. Double glazed Bay window, radiator, fitted wardrobes, picture rail, fitted mirror.

BEDROOM

12' 2" x 12' 0" (3.71m x 3.66m)

Both max. Double glazed window, radiator, picture rail, fitted mirror.

BEDROOM

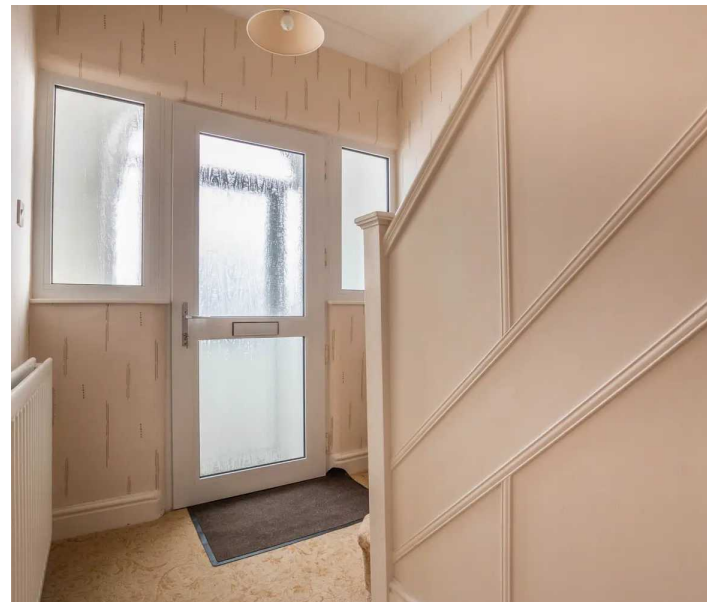
8' 4" x 8' 0" (2.55m x 2.44m)

Double glazed window, radiator, picture rail.

BATHROOM

9' 0" x 7' 11" (2.75m x 2.42m)

Both max. Double glazed window, radiator, four piece suite comprises W.C., wash hand basin, corner bath and fully panelled shower cubicle with electric shower, fitted mirrored wall unit, airing cupboard, partial tiling to walls.





UNDERCROFT

UTILITY ROOM

11' 1" x 7' 1" (3.39m x 2.17m)

Both max. Single glazed door, double glazed window, light and power, stainless steel sink unit, fitted shelf.

STORE ROOM

11' 1" x 11' 0" (3.39m x 3.36m)

Both max. Double glazed window, wall mounted electric heater, lighting, base and wall units, fitted cupboard, gas central heating boiler.

GARDEN STORE

4' 9" x 3' 0" (1.46m x 0.92m)

Both max. Timber door, fitted shelving.

GARDEN

The front of the house offers a lawned garden with a well stocked border. The rear garden, which takes full advantage of the views, includes a paved patio, access to the utility room and stores, water supply, rockery garden, greenhouse, lawn and a variety of established trees and shrubs.

CAR PORT

1 Parking Space.

OFF ROAD

Driveway parking for two vehicles.

SERVICES

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

COUNCIL TAX: Band D

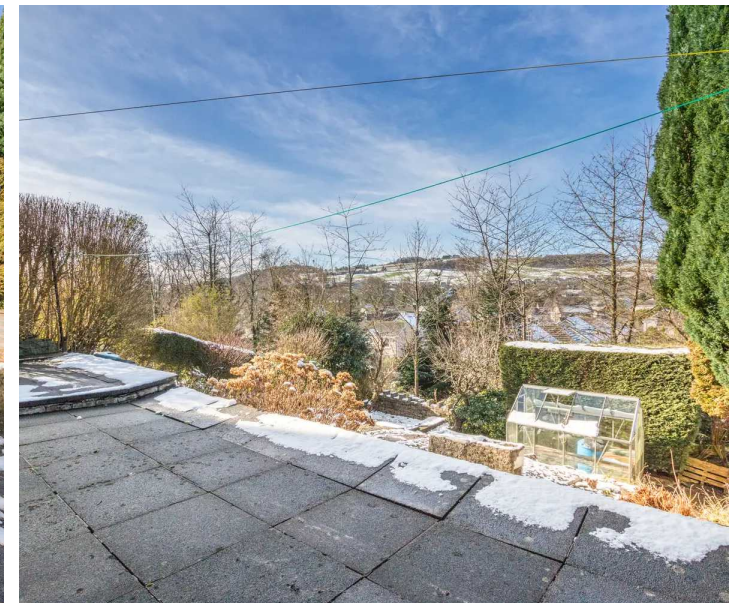
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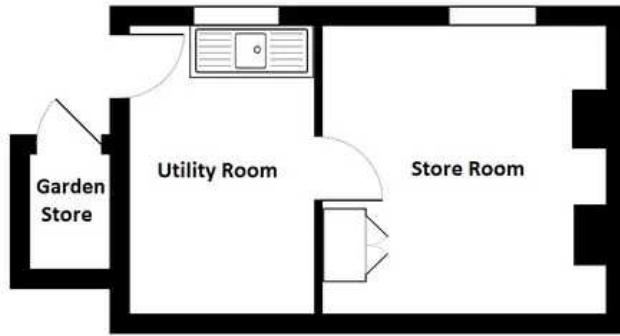
EPC Rating D

DIRECTIONS

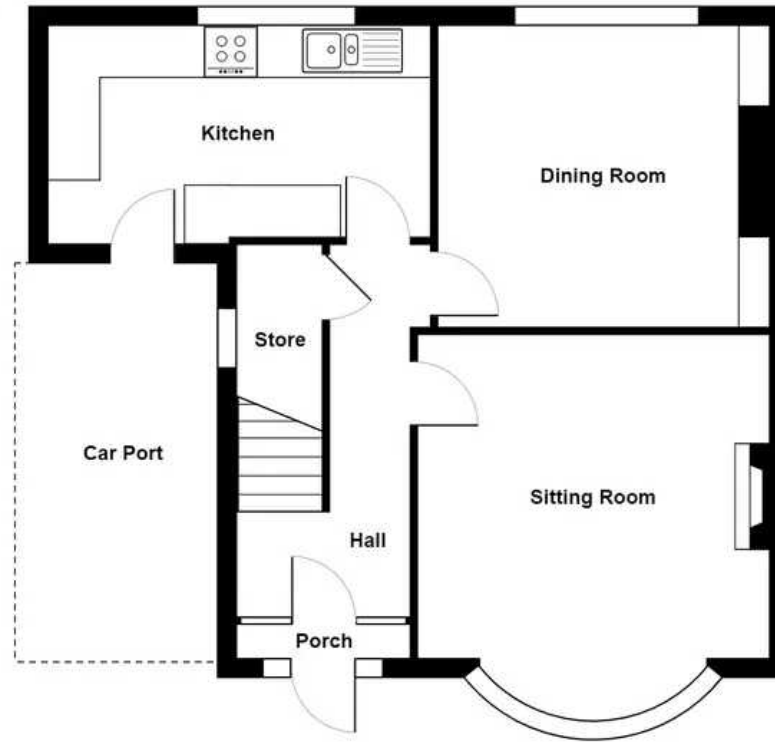
From Kendal town centre follow Windermere Road to the traffic lights turning right onto Burnside Road. Continue to find number 178 to located on the left.

WHAT3WORDS: refilled.soil.puff

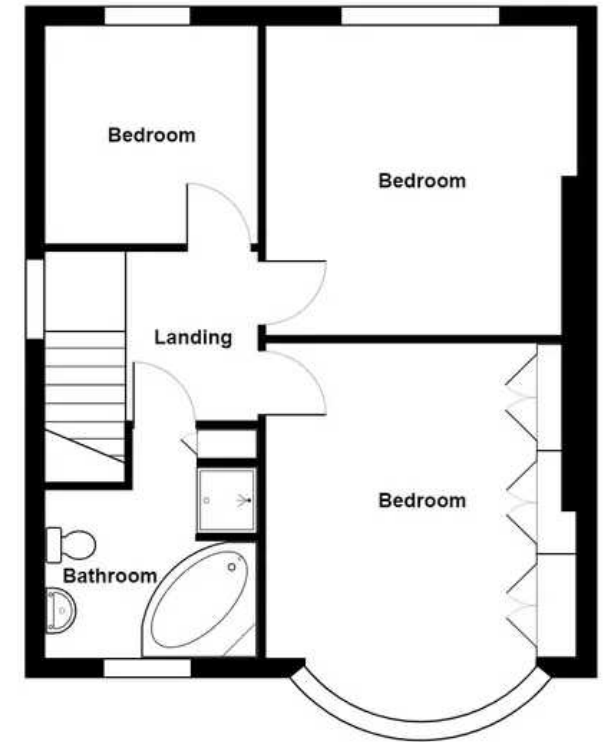




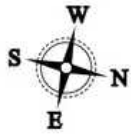
Undercroft



Ground Floor



First Floor



178 Burneside Road, Kendal
 Total Area: 123.2 m² ... 1327 ft²

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