



Wordsworth Drive, Kendal

£255,000



Your Local Estate Agents **Thomson Hayton Winkley**



21 Wordsworth Drive

Kendal

A well proportioned semi detached bungalow situated within a popular residential area to the south side of the market town of Kendal. The bungalow is conveniently placed for the local convenience store and bus routes to the town centre and offers easy access to the many amenities available both in and around the town, road links to the M6 and the mainline railway station at Oxenholme.

The well presented accommodation briefly comprises porch, entrance hall, sitting room, modern dining kitchen, two bedrooms and a modern wetroom. The bungalow 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, summerhouse, garage and driveway parking.

PORCH

4' 11" x 3' 8" (1.5m x 1.12m)

Double glazed door and window, recessed spotlights, tiled flooring.

ENTRANCE HALL

9' 1" x 8' 11" (2.76m x 2.71m)

Both max. Single glazed door to porch, radiator, built in cloaks cupboard, loft access.

SITTING ROOM

14' 7" x 9' 9" (4.44m x 2.98m)

Both max. Double glazed window, radiator, wall mounted electric fire, coving.

DINING KITCHEN

14' 7" x 7' 11" (4.45m x 2.42m)

Both max. Double glazed door, two double glazed windows, radiator, good range of base and wall units, stainless steel sink, built in oven and grill, electric hob with extractor hood over, space for fridge freezer, plumbing for washing machine, panelled splashbacks, tiled flooring.





BEDROOM

11' 3" x 9' 9" (3.44m x 2.97m)

Double glazed window, radiator, built in wardrobe.

BEDROOM

7' 12" x 7' 9" (2.43m x 2.37m)

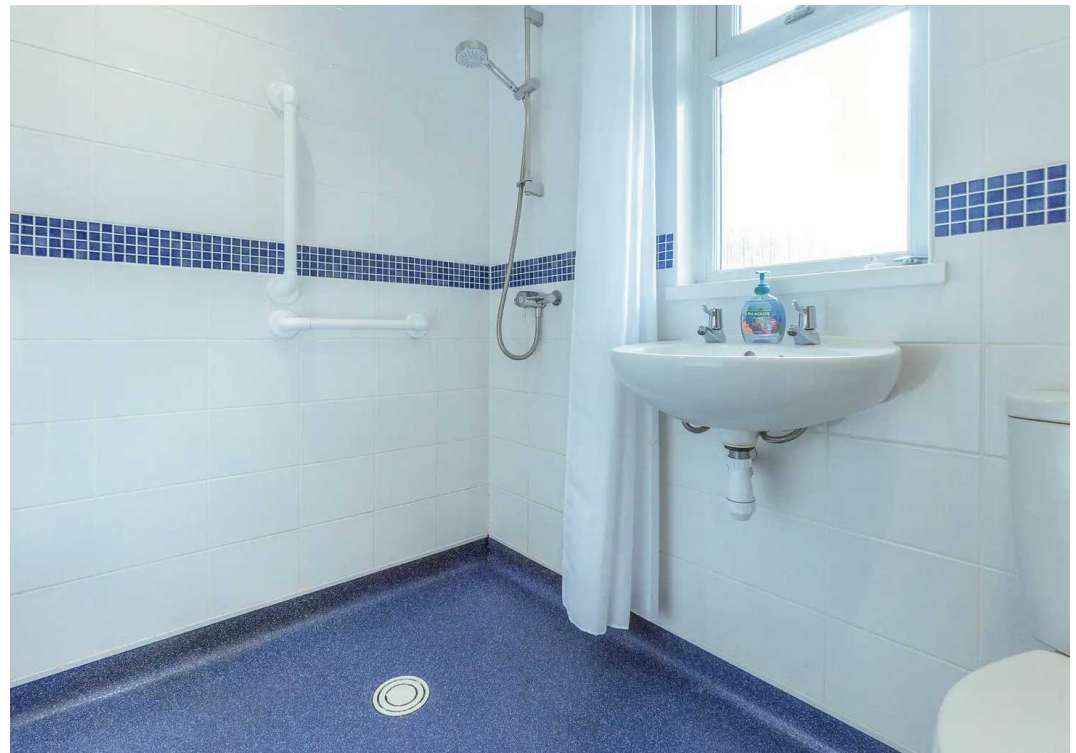
Double glazed window, radiator, built in wardrobe.

WETROOM

6' 11" x 4' 11" (2.1m x 1.5m)

Double glazed window, radiator, W.C. and wash hand basin in white, thermostatic shower fitment, recessed spotlights, extractor fan, tiling to walls.





GARDEN

The front of the bungalow has a lawn, decorative gravelled area and well stocked borders. There is an enclosed garden to the rear which includes paved patios, decorative gravelled areas, well stocked beds and borders, water supply, summer house and a timber garden shed.

SUMMER HOUSE

7' 9" x 7' 7" (2.35m x 2.32m)

Single glazed French doors and windows, light and power.

GARAGE

15' 11" max x 8' 3" max (4.86m x 2.53m) Timber double doors, pedestrian door, single glazed window, light and power, gas combination boiler, fitted wall units.

OFF ROAD

Driveway parking to the front of the garage.

SERVICES

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

COUNCIL TAX: Band C

TENURE: Freehold

EPC Rating D

DIRECTIONS

From the Kendal office proceed south on the A65 Burton Road, pass the leisure centre and at the traffic lights turn left and immediately left again on to Heron Hill. Proceed to turn right in to Esthwaite Avenue and take the first left on to Wordsworth Drive. Proceed to find number 21 clearly marked on the left towards the head of the cul-de-sac.

WHAT3WORDS: lands.wipes.swing





Ground Floor

21 Wordsworth Drive, Kendal

Total Area: 66.9 m² ... 720 ft²

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