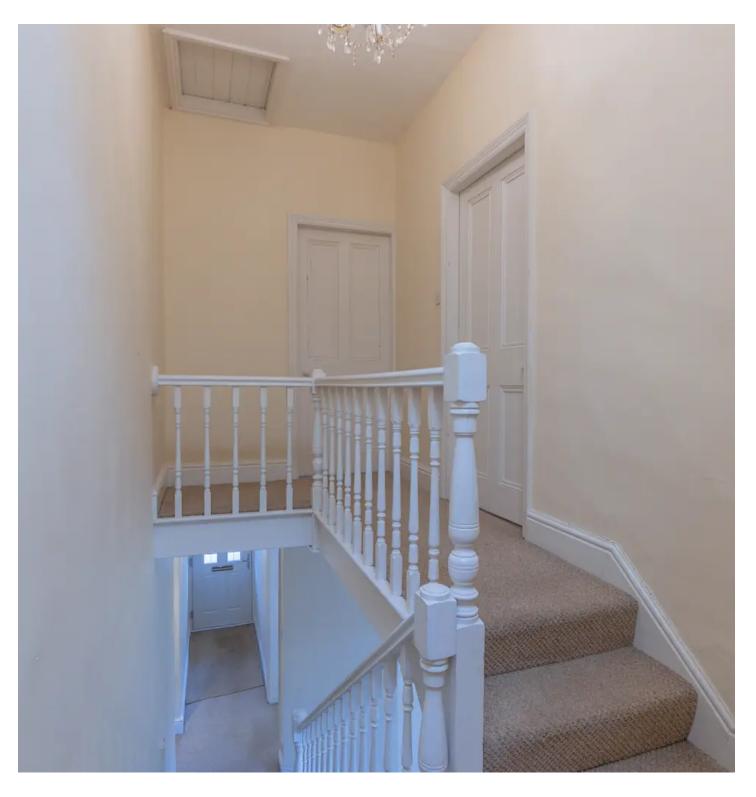


126 Burneside Road, Kendal £300,000





126 Burneside Road

Kendal

A traditional stone built semi detached period property situated in a popular residential area within the market town of Kendal being convenient for the amenities on offer both in and around the town and offering easy access to the Lake District and Yorkshire Dales National Parks and the M6.

The well proportioned accommodation, briefly comprises sitting room, dining room, kitchen, breakfast room and utility room on the ground floor and has three bedrooms and a bathroom on the first floor. The property benefits from double glazing to the most part, has gas central heating and is offered for sale with no upper chain.

Outside offers a front garden and a yard and off road parking to the rear.

GROUND FLOOR

ENTRANCE HALL

10′ 0″ x 3′ 2″ (3.06m x 0.96m) Both max. Double glazed door, radiator.

SITTING ROOM 15' 6" x 12' 8" (4.72m x 3.87m) Both max. Double glazed window, two radiators, decorative feature fireplace.

DINING ROOM

15′ 5″ x 11′ 8″ (4.69m x 3.56m) Both max. Double glazed window, radiator, decorative feature fireplace, under stair storage.

KITCHEN

9′ 2″ x 6′ 11″ (2.8m x 2.1m) Both max. Double glazed window, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, integrated fridge and dishwasher, recessed spot lights, tilled splash backs, tilled slate flooring.

BREAKFAST ROOM

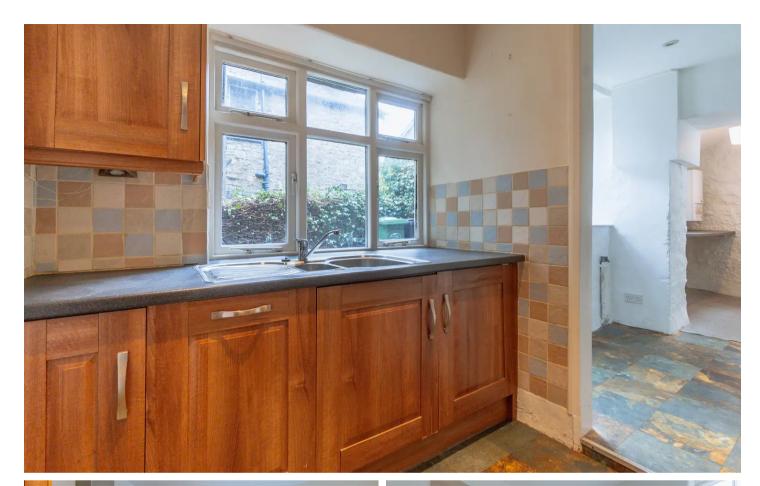
7′ 11″ x 6′ 11″ (2.42m x 2.12m) Both max. Double glazed door, single glazed window, radiator, recessed spot lights, tilled slate flooring.

UTILITY ROOM

8′ 3″ x 4′ 6″ (2.52m x 1.38m) Both max. Double glazed velux window, gas combination boiler









FIRST FLOOR

LANDING

11′ 11″ x 6′ 2″ (3.62m x 1.89m) Both max. Single glazed sky light, loft access.

BEDROOM

15′ 4″ x 11′ 9″ (4.67m x 3.59m) Both max. Two double glazed windows, two radiators, decorative feature fireplace.

BEDROOM 11' 9" x 9' 1" (3.59m x 2.78m) Both max. Double glazed window, radiator.

BATHROOM

6′ 5″ x 5′ 12″ (1.96m x 1.82m) Both max. Double glazed window, radiator, three piece suite in white comprises W.C, wash hand basin, bath with thermostatic shower, recessed spot lights, partial tilled walls, tilled floors

BEDROOM

9′ 1″ x 8′ 0″ (2.78m x 2.44m) Both max. Double glazed window, radiator.

SERVICES Mains electricity, mains gas, mains water, mains drainage

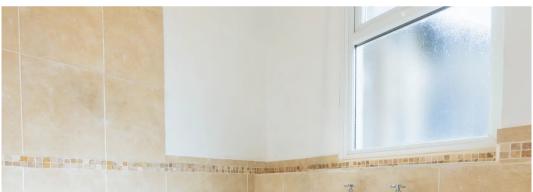
EPC Rating E

DIRECTIONS WHAT3WORDS - coconut.jetliner.full











GARDEN

There are well stocked beds at the front of the property and an enclosed rear yard.

ON DRIVE

1 Parking Space

There is a driveway to the rear of the property with space for one vehicle.









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