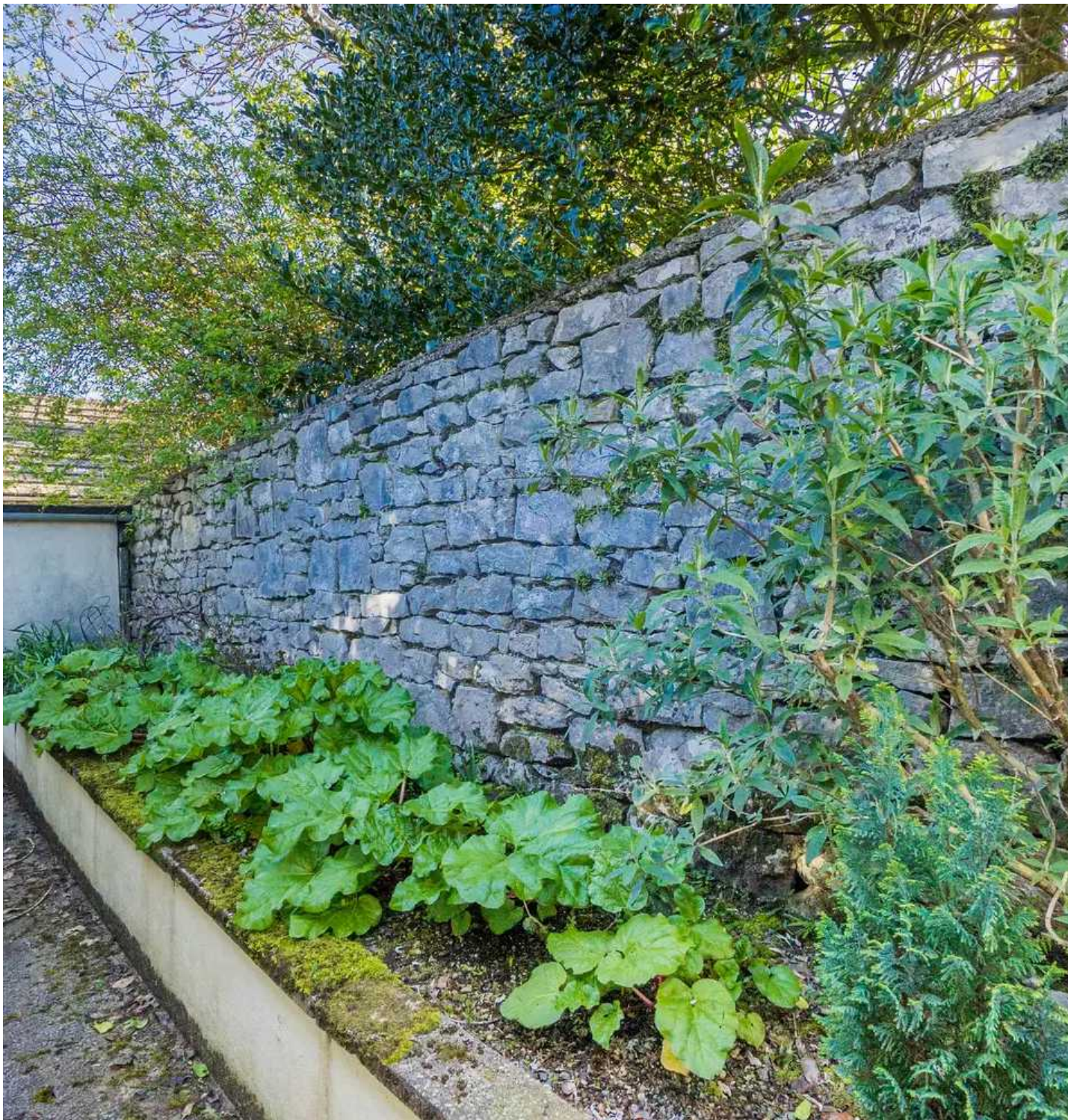




17 Ashleigh Road, Kendal  
£230,000



## 17 Ashleigh Road

Kendal

A well proportioned detached bungalow situated in a popular residential area a short level stroll from the amenities available in the market town of Kendal, public transport services and the M6 motorway. The property is offered for sale with no upper chain.

The accommodation which briefly comprises a porch, entrance hall, three bedrooms, sitting room, kitchen, dining room, two bathrooms and conservatory. The property benefits from double glazing and gas central heating throughout.

There is a delightful, well maintained garden to the front with driveway parking for two vehicles.

### SITTING ROOM

14' 10" x 14' 4" (4.53m x 4.38m)

Both max. Two double glazed windows, radiator, traditional gas fire to slate

### KITCHEN

12' 5" x 7' 11" (3.78m x 2.42m)

Both max. Single glazed door to dining room, radiator, stainless steel sink unit, space for oven, tiled splash back, fridge and freezer, plumbing for washer, wall mounted units, fitted cupboard, built in airing cupboard with hot water cylinder, serving hatch to sitting room.

### DINING ROOM

10' 5" x 10' 4" (3.17m x 3.15m)

Both max. Double glazed door, double glazed windows, radiator.

### BEDROOM

14' 11" x 14' 6" (4.56m x 4.41m)

Both max. Double glazed window, radiator, built in wardrobe and cupboards, fitted mirror.

### BEDROOM

12' 6" x 6' 8" (3.82m x 2.04m)

Both max. Double glazed door to conservatory, radiator, built in wardrobe.

### BEDROOM

10' 6" x 8' 11" (3.21m x 2.72m)

Both max. Single glazed window to dining room, single glazed window to bathroom, radiator.





#### **BATHROOM**

17' 8" x 4' 4" (5.39m x 1.32m)

Both max. Double glazed window, double glazed window to garage, radiator, heated towel rail, three piece suite, W.C. wash hand basin with fitted mirror, bath, partial tiled walls, recessed spot lights.

#### **BATHROOM**

10' 8" x 4' 7" (3.25m x 1.39m)

Both max. Double glazed window, radiator, three piece suite, W.C. wash hand basin, electric shower, wall mounted heater, partial tiled walls, loft access.

#### **CONSERVATORY**

15' 7" x 8' 0" (4.75m x 2.45m)

Both max. Double glazed door, double glazed windows, double glazed roof radiator, fitted blinds.

#### **PORCH**

7' 7" x 3' 3" (2.3m x 0.99m)

Both max. Double glazed door, single glazed windows, power.





## OUTSIDE

Enclosed garden to the rear with stocked borders. Garden to the front has a well kept lawn and stocked borders

## GARAGE

Double Garage 6' 64" x 12' 07" (8.12m x 3.68m) Fob operated up and over door, double glazed window, water supply, light and power.

## EPC Rating E

## SERVICES

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

## COUNCIL TAX: BAND D

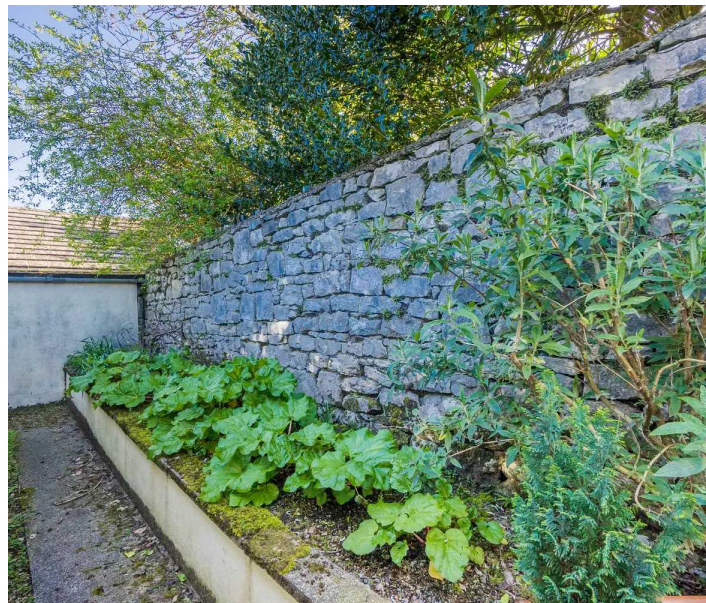
## TENURE

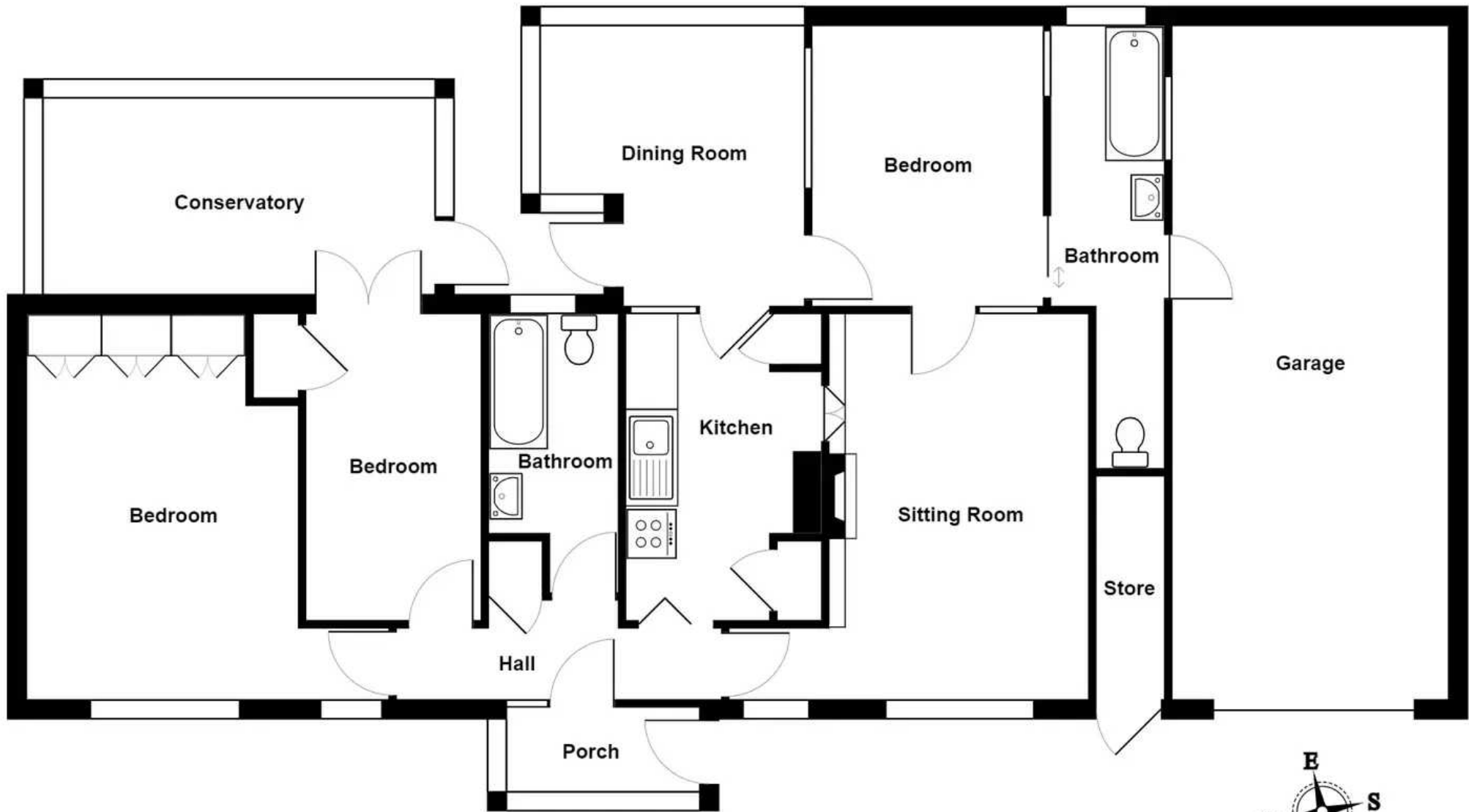
Freehold

## DIRECTIONS

From Stricklandgate turn right on to Burnside Road at the traffic lights and take the third left in to Ashleigh Road to find number 17 situated on the right.

WHAT3WORDS: lunges.moped.campfire





17 Ashleigh Road, Kendal

Total Area: 125.7 m<sup>2</sup> ... 1354 ft<sup>2</sup>

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

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## THW Estate Agents

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