



21 Ashleigh Road, Kendal  
£240,000



## 21 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 entrance hall, three bedrooms, sitting room, kitchen, bathroom. The property benefits from double glazing.

Delightful patio gardens to front and rear including a greenhouse. Driveway parking for one vehicle.

## GROUND FLOOR

### SITTING ROOM

15' 6" x 10' 8" (4.73m x 3.25m)

Both max. Double glazed window, radiator, electric fire to feature fireplace.

### KITCHEN

11' 2" x 8' 6" (3.41m x 2.58m)

Both max. Double glazed door, double glazed window, heated towel radiator, base and wall unites, sink, built in oven, electric hob with extractor/filter over, space for fridge freezer, plumbing for washer dryer, tiled splashback.

### BEDROOM

12' 11" x 10' 10" (3.93m x 3.29m)

Both max. Double glazed window, radiator.

### BEDROOM

9' 10" x 9' 3" (3m x 2.82m)

Both max. Double glazed window, radiator, built in cupboard housing hot water boiler.

### BEDROOM

9' 1" x 8' 6" (2.77m x 2.6m)

Both max. Two double glazed windows, radiator.

### BATHROOM

6' 9" x 6' 4" (2.05m x 1.93m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin, walk in shower with electric shower fitment, fully tiled walls, extractor fan.

### HALLWAY

15' 7" x 2' 9" (4.76m x 0.84m)

Both max. Double glazed door, double glazed window, radiator, loft access, built in cupboard housing hot water cylinder.





## OUTSIDE

Patio garden to front and rear with a well stocked borders established trees and hedges including a greenhouse to the rear.

## OFF ROAD

Driveway parking for one vehicle.

## EPC RATING D

## SERVICES

Mains electric, mains water, mains drainage.

## COUNCIL TAX: BAND D

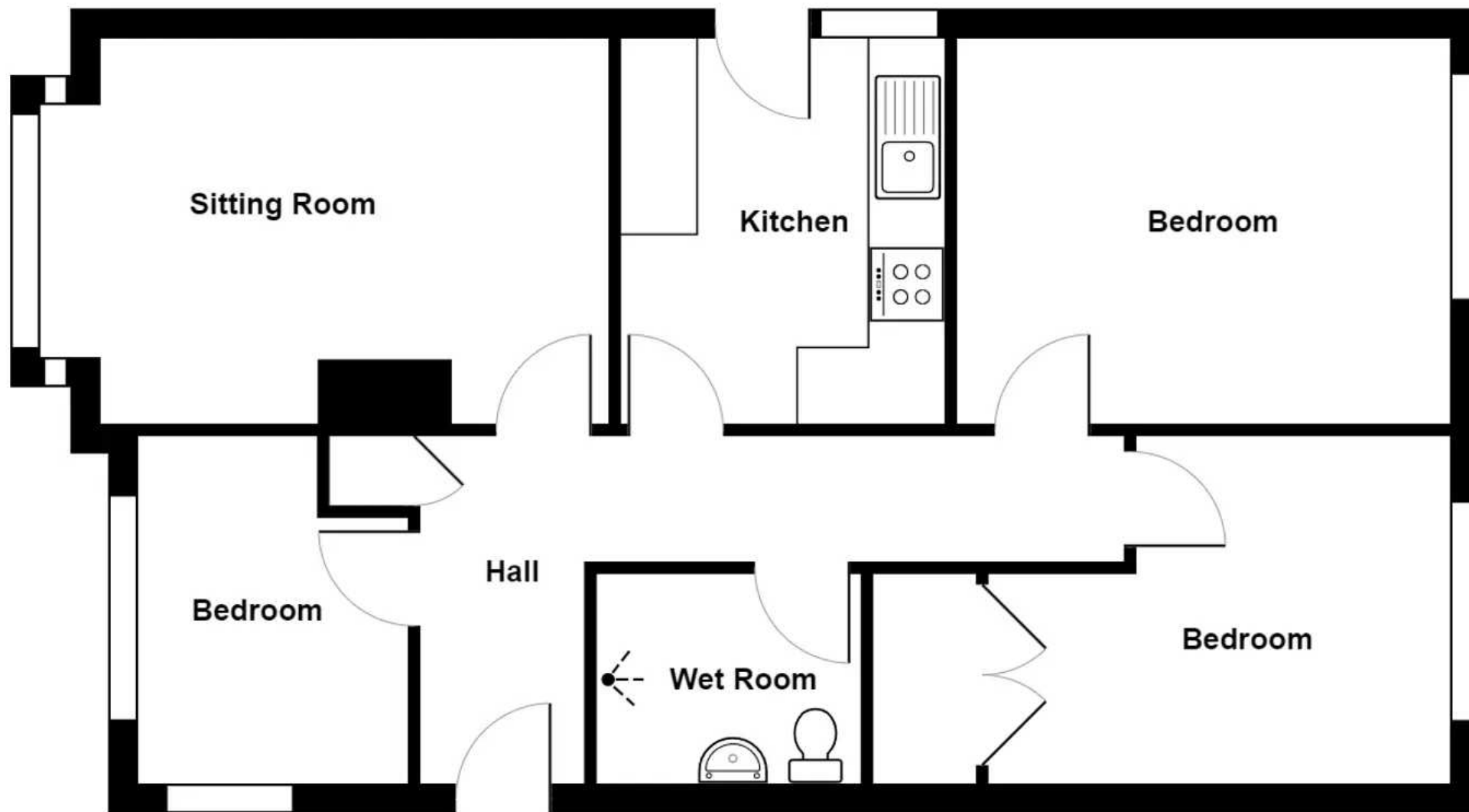
## TENURE: FREEHOLD

## DIRECTIONS

From Stricklandgate turn right on to Burneside Road at the traffic lights and take the third left in to Ashleigh Road to find number 21 situated on the right.

**WHAT3WORDS:** shipslayovers.rags.





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Total Area: 64.0 m<sup>2</sup> ... 689 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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