



49 Hall Park, Burneside
£225,000



49 Hall Park

Burnside

A well proportioned semi-detached house with beautiful countryside views situated in a popular residential area within Burnside village. The property is conveniently placed for the local amenities including a convenience store, public house, railway station, church, well regarded primary school, village hall and fish and chip shop. Burnside is located just 2 miles from the market town of Kendal and is within easy reach of both the Lake District and Yorkshire Dales National Parks and the M6.

The beautifully presented accommodation briefly comprises an entrance hall, sitting room, dining kitchen, utility room and cloakroom to the ground floor and a generous landing with ample storage, three bedrooms and a bathroom to the first floor. The property benefits from gas central heating and double glazing.

Outside offers gardens to the front and rear. On road parking applies.

GROUND FLOOR

SITTING ROOM

16' 11" x 11' 1" (5.16m x 3.39m)

Both max. Double glazed sliding door, double glazed window, radiator, living gas flame fireplace.

KITCHEN DINER

17' 5" x 10' 3" (5.31m x 3.12m)

Both max. Two double glazed windows, two radiators, good range of base and wall units, stainless steel sink, built in oven, extractor/filter over, integrated fridge, tiled splashback.

UTILITY ROOM

12' 8" x 6' 9" (3.87m x 2.06m)

Both max. Two double glazed windows, radiator, base units, plumbing for washer dryer.

CLOAKROOM

6' 0" x 3' 6" (1.84m x 1.07m)

Both max. Double glazed window, W.C. wash hand basin.

ENTRANCE HALL

7' 11" x 6' 5" (2.41m x 1.95m)

Both max. Double glazed door, double glazed window, radiator, built in cupboard.





FIRST FLOOR

BEDROOM

13' 9" x 10' 2" (4.19m x 3.11m)

Both max. Double glazed window, radiator, built in cupboard.

BEDROOM

11' 6" x 9' 11" (3.51m x 3.02m)

Both max. Double glazed window, radiator, built in cupboard.

BEDROOM

10' 8" x 6' 12" (3.26m x 2.13m)

Both max. Double glazed window, radiator, built in cupboard.

BATHROOM

7' 0" x 5' 5" (2.14m x 1.66m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, fully tiled walls.

LANDING

10' 2" x 5' 1" (3.1m x 1.54m)

Both max. Loft access, built in cupboard housing radiator.





OUTSIDE

Generous sized garden to the front of the property with a well kept lawn and patio seating area. To the rear of the property is an enclosed garden with patio seating areas, a small well kept lawn with a greenhouse, shed and gravelled space.

ON ROAD

On road parking to the rear of the property.

EPC RATING D

SERVICES

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

COUNCIL TAX: BAND B

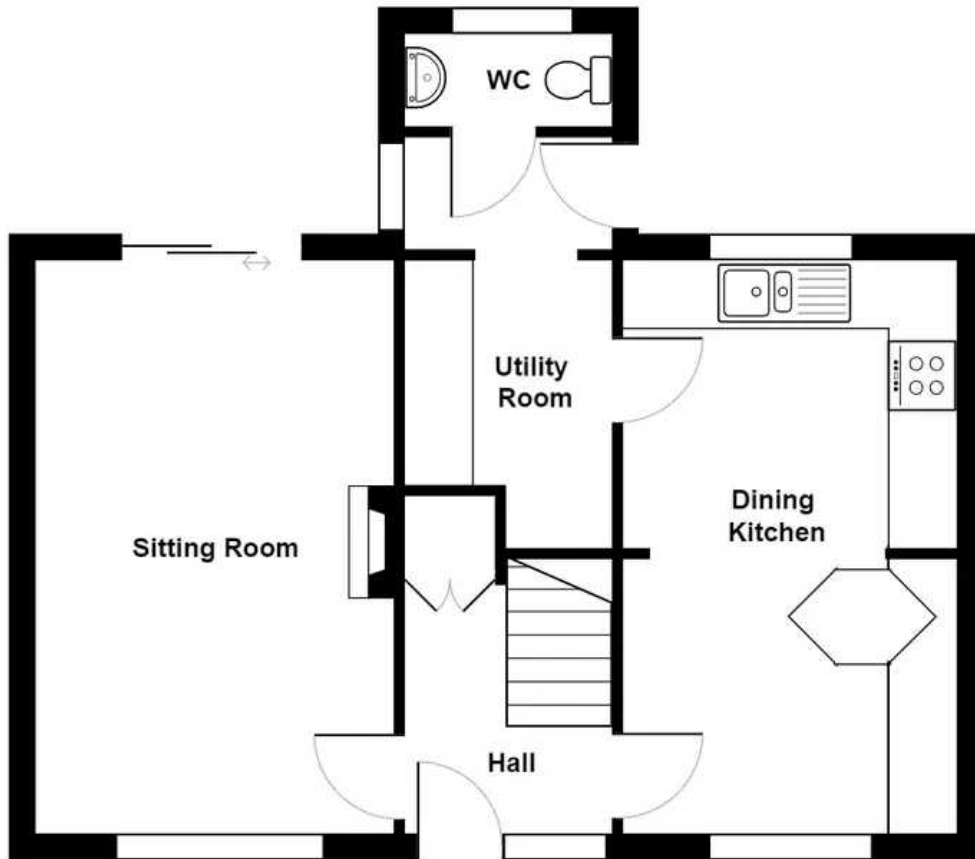
TENURE: FREEHOLD

DIRECTIONS

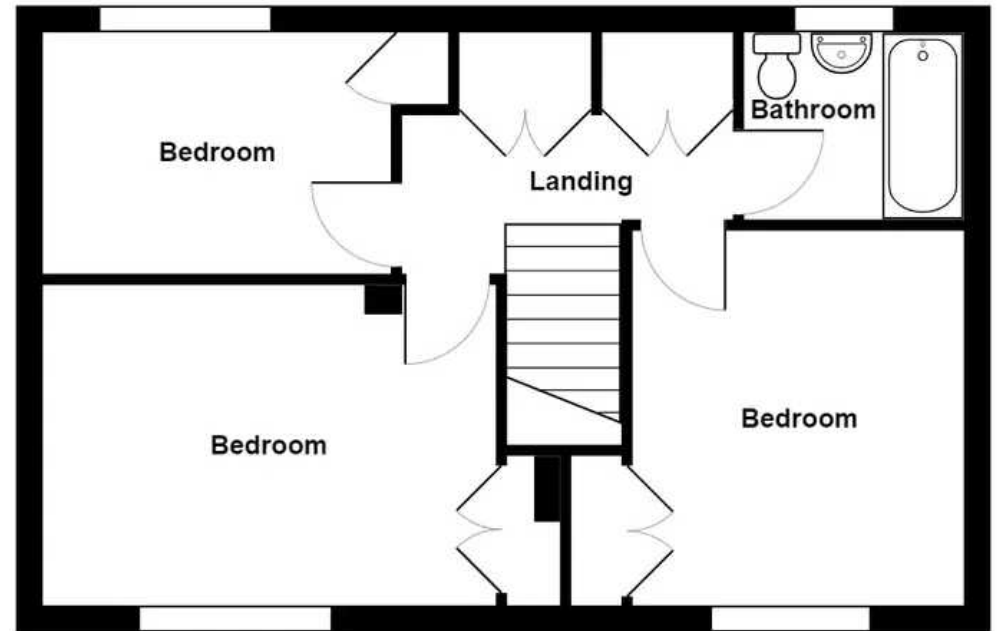
From Kendal follow Windermere Road to the traffic lights turning right onto Burneside Road. Upon entering Burneside continue into the village and turn right on to New Road. Proceed over the bridge until the road merges into New street, Hall park turning is on the right with 49 hall park located to the front.

WHAT3WORDS: driveways.bumping.pesky.





Ground Floor



First Floor

49 Hall Park, Burneside

Total Area: 88.0 m² ... 947 ft²

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