



82 Rusland Park, Kendal  
£220,000



## 82 Rusland Park

### Kendal

A well presented semi detached bungalow, pleasantly situated within a popular residential area and benefitting from a cul de sac location. Close to all local amenities with a short drive to the centre of the market town of Kendal, easy access to the rest of the Lake District National Park and local transport services. Links to the M6 motorway are also close by.

The property comprises a sitting room, kitchen, two bedrooms and a family bathroom would benefit from some renovation would be a perfect investment for a first time buyer. The property benefits from double glazing and gas central heating.

Outside offers a rear garden which is enclosed and a gravelled area to the front looking out on the rest of the cul-de-sac. There is a garage with space for one vehicle and driveway parking for one more vehicle.

## GROUND FLOOR

### SITTING ROOM

12' 4" x 11' 11" (3.75m x 3.62m)

Both max. Double glazed window, radiator, multi fuel stove.

### KITCHEN

16' 5" x 10' 10" (5.01m x 3.29m)

Both max. Double glazed door, double glazed window, base and wall units, stainless steel sink, space for oven, fridge freezer and dishwasher, built in cupboard, gas combination boiler, tiled splashback.

### BEDROOM

11' 9" x 11' 8" (3.57m x 3.55m)

Both max. Double glazed window, radiator.

### BEDROOM

10' 4" x 8' 6" (3.14m x 2.60m)

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

### BATHROOM

7' 4" x 5' 6" (2.23m x 1.68m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully panelled shower cubicle with electric shower fitment, recessed spotlights.

### HALLWAY

3' 4" x 3' 4" (1.01m x 1.01m)

Both max. Loft access.





## OUTSIDE

An enclosed rear garden with patio seating area and gravel rockery features with space for shrubs and potted plants. To the front is a gravelled space with potted plants. Driveway parking for one vehicle.

## GARAGE

14' 59" x 9' 41" (4.45m x 2.87m) Roll up door, side door, light and power

## EPC RATING C

## SERVICES

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

## COUNCIL TAX: BAND B

## TENURE FREEHOLD

## DIRECTIONS

Leaving Kendal along the A684 Sedbergh Road, pass the allotments on your left and take the next right onto Rusland Park. Follow the road round bearing right on to Rusland Park and number 82 can be found on your right hand side at the head of the cul-de-sac.

WHAT3WORDS: hogs.party.edges.

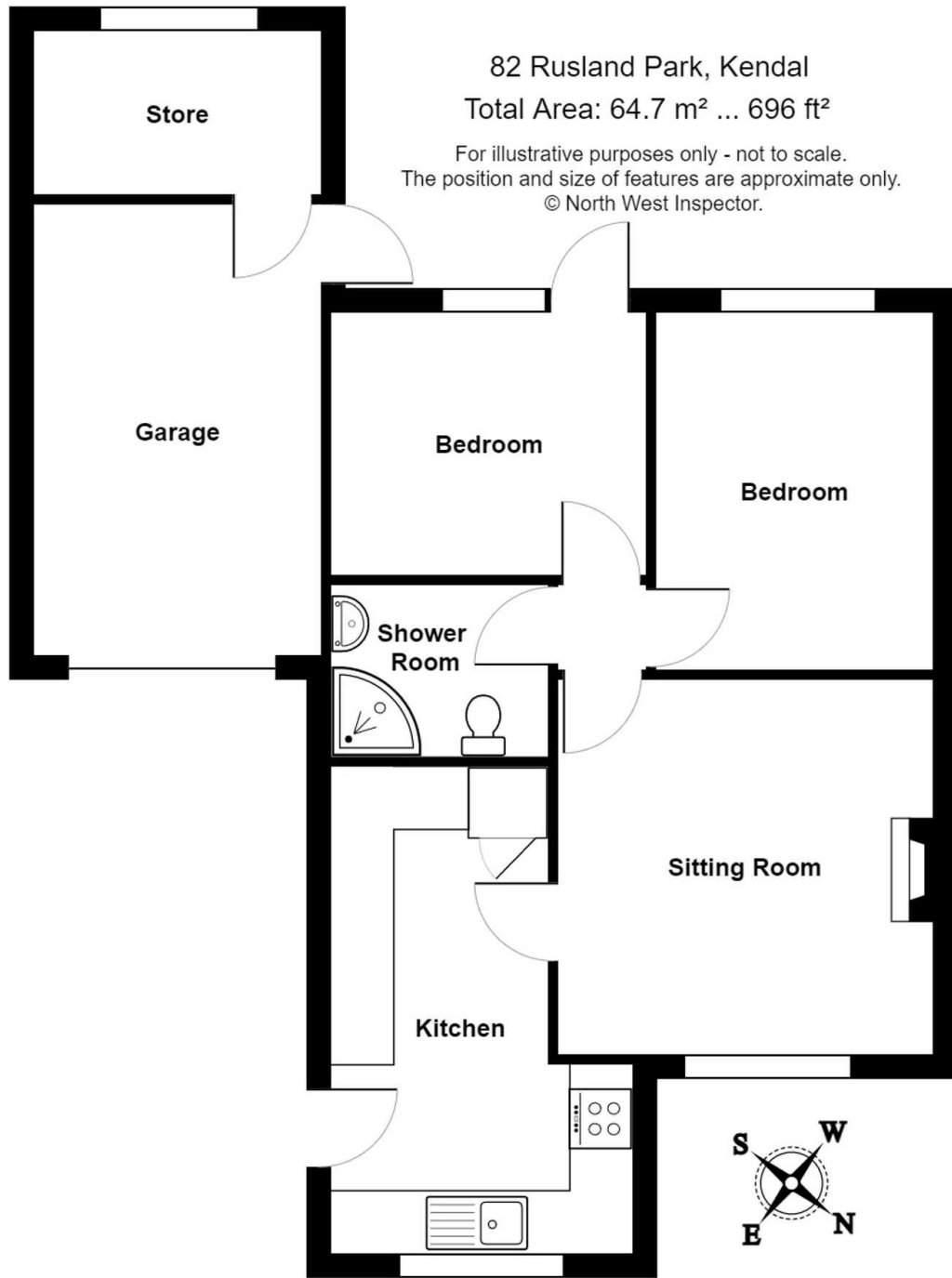




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Total Area: 64.7 m<sup>2</sup> ... 696 ft<sup>2</sup>

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