



7 Stonecross Gardens, Kendal

£225,000



Your Local Estate Agents **Thomson Hayton Winkley**

7 Stonecross Gardens, Kendal

This attached bungalow is for age exclusive residents aged 55 and over and is pleasantly situated within a small development of similar properties in a popular residential area on the south side of the market town of Kendal being conveniently placed for the many amenities available both in and around the town, the mainline railway station at Oxenholme and road links to the M6. The development is also close to a bus stop.

The well proportioned accommodation briefly comprises of an entrance hall, sitting/dining room, kitchen with direct access to the patio and garden, two bedrooms and a bathroom. The property has double glazing and gas central heating.

Outside offers a patio with views of countryside and fells. Development parking applies.

ENTRANCE HALL

17' 11" x 11' 8" (5.47m x 3.56m)

Both max. Built in cupboard housing gas central heating boiler, built in cloaks cupboard, access to boarded loft with drop down ladder.

LOUNGE

18' 3" x 11' 8" (5.57m x 3.56m)

Both max. Double aspect lounge with double glazed windows, marble style fireplace with gas flame fire, Luxury Vinyl flooring which continues to flow throughout the rest of the property.

KITCHEN/DINER

14' 5" x 9' 6" (4.40m x 2.89m)

Both max. Recently installed Howdens in frame fitted kitchen with all integrated modern appliances including fridge/freezer, washer/dryer, dishwasher, electric oven with gas hob and extractor/filter over. Double glazed window and sliding door leading out to the rear patio.

BEDROOM

12' 4" x 9' 5" (3.76m x 2.87m)

Both max. Double bedroom with fitted wardrobes and storage cupboards, open aspect to rear garden with double glazed window and radiator.





BEDROOM

9' 6" x 9' 5" (2.90m x 2.87m)

Both max. Double glazed window, radiator, luxury vinyl flooring.

BATHROOM

11' 1" x 6' 0" (3.39m x 1.84m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully panelled shower cubicle with thermostatic shower fitment, extractor fan, recessed spotlights, luxury vinyl flooring.

OUTSIDE

Gardens to the front and rear with the rear garden having a patio seating area with space for potted plants and a communal lawn. To the front are well stocked borders with space for shrubs and potted plants. Allocated parking for one vehicle.

SERVICES

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

COUNCIL TAX: BAND C

EPC RATING C

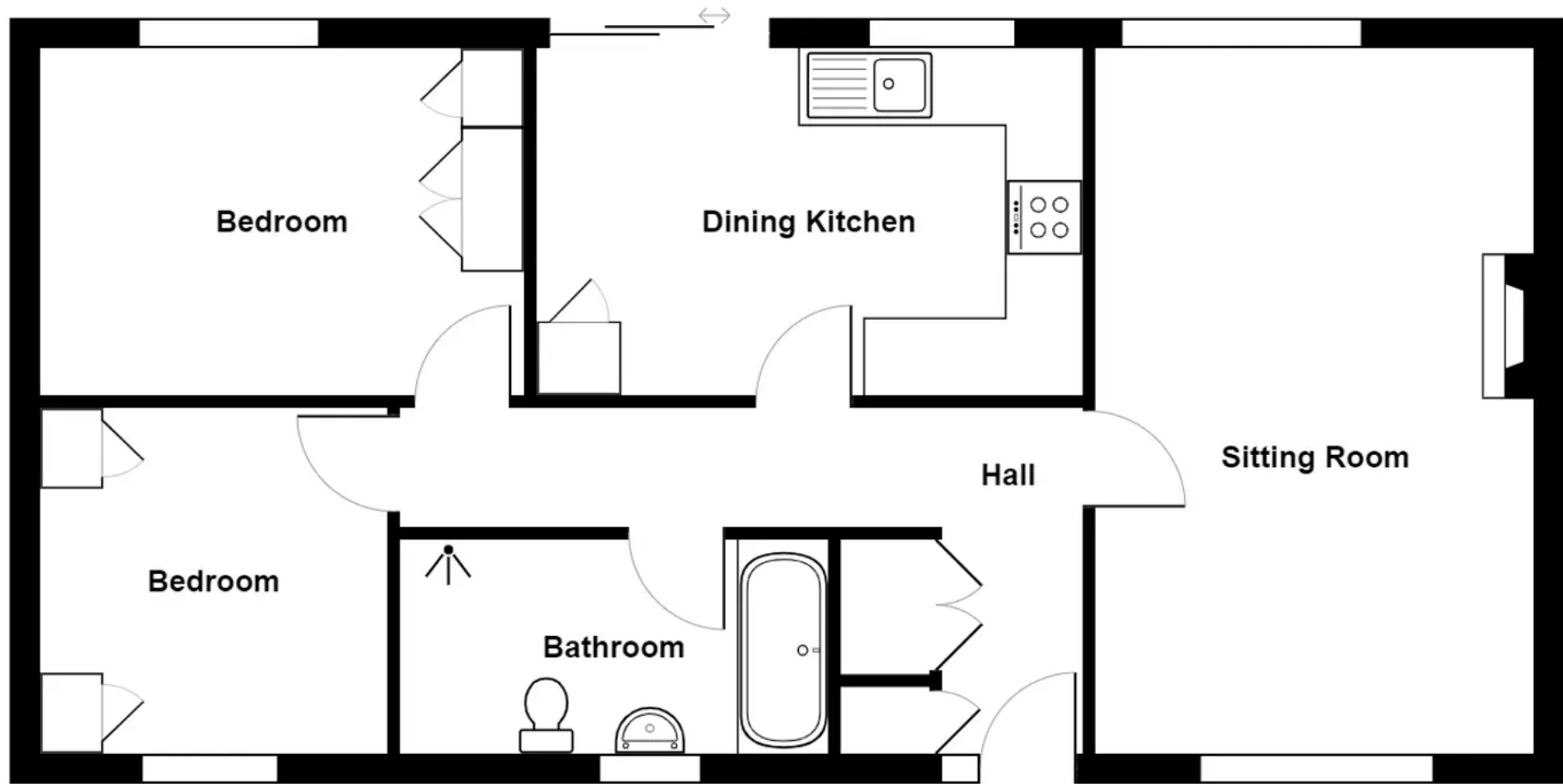
TENURE: LEASEHOLD

DIRECTIONS

Leave Kendal town centre along Milnthorpe Road (A6 South). After passing Romneys public house and turn left in to Stonecross Gardens where number 7 can be found at the head of the cul-de-sac.

WHAT3WORDS: exists.skips.allow





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Total Area: 65.7 m² ... 707 ft²

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

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THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk



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