



14 Bellingham Road, Kendal
£325,000



14 Bellingham Road

Kendal

18 Bellingham Road is a semi detached house situated in a popular residential area within the market town of Kendal being convenient for the amenities on offer there and within easy reach of local transport services, Lake District National Park and road links to the M6 Motorway.

The accommodation briefly comprises a sitting room, kitchen, conservatory and a cloakroom to the ground floor. The first floor offers three bedrooms and a bathroom. The property benefits from double glazing and gas central heating.

Outside the property has gardens with the generous rear garden offering a variety a delightful lawn with patio seating areas, plants, shrubs and trees providing privacy. The front garden has a gravel area with borders together with off road parking and a detached garage to the rear.

GROUND FLOOR

SITTING ROOM

23' 5" x 11' 11" (7.13m x 3.62m)

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

KITCHEN

11' 9" x 6' 7" (3.59m x 2.01m)

Both max. Double glazed door, double glazed windows, radiator, good range of base and wall units, stainless steel sink, space for oven, extractor/filter over, integrated fridge freezer, space for dishwasher, plumbing for washer dryer, tiled splashback, tiled flooring.

CONSERVATORY

13' 9" x 11' 2" (4.19m x 3.41m)

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

CLOAKROOM

3' 11" x 2' 8" (1.20m x 0.81m)

Both max. W.C. wash hand basin, extractor fan.

ENTANCE HALL

13' 1" x 5' 2" (4.00m x 1.57m)

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





FIRST FLOOR

BEDROOM

12' 0" x 10' 8" (3.65m x 3.24m)

Both max. Double glazed window, radiator, fitted wardrobe.

BEDROOM

10' 6" x 9' 9" (3.21m x 2.98m)

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

BEDROOM

6' 9" x 6' 7" (2.07m x 2.01m)

Both max. Double glazed window, radiator, fitted wardrobe.

BATHROOM

6' 3" x 6' 1" (1.90m x 1.85m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with thermostatic shower over, fully tiled walls, extractor fan, tiled flooring.

LANDING

7' 4" x 3' 1" (2.23m x 0.93m)

Both max. Double glazed window, loft access.





OUTSIDE

A generous sized enclosed garden with many beautiful features including a patio seating area, well stocked borders, well kept lawn, shed, established trees and hedges. To the front is a gravelled area surrounded by well stocked borders. Ample driveway parking

GARAGE

21' 16" x 12' 0" (6.45m x 3.68m) Up and over door, double glazed door, two double glazed windows, plumbing for washer dryer.

EPC RATING

SERVICES

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

COUNCIL TAX: BAND D

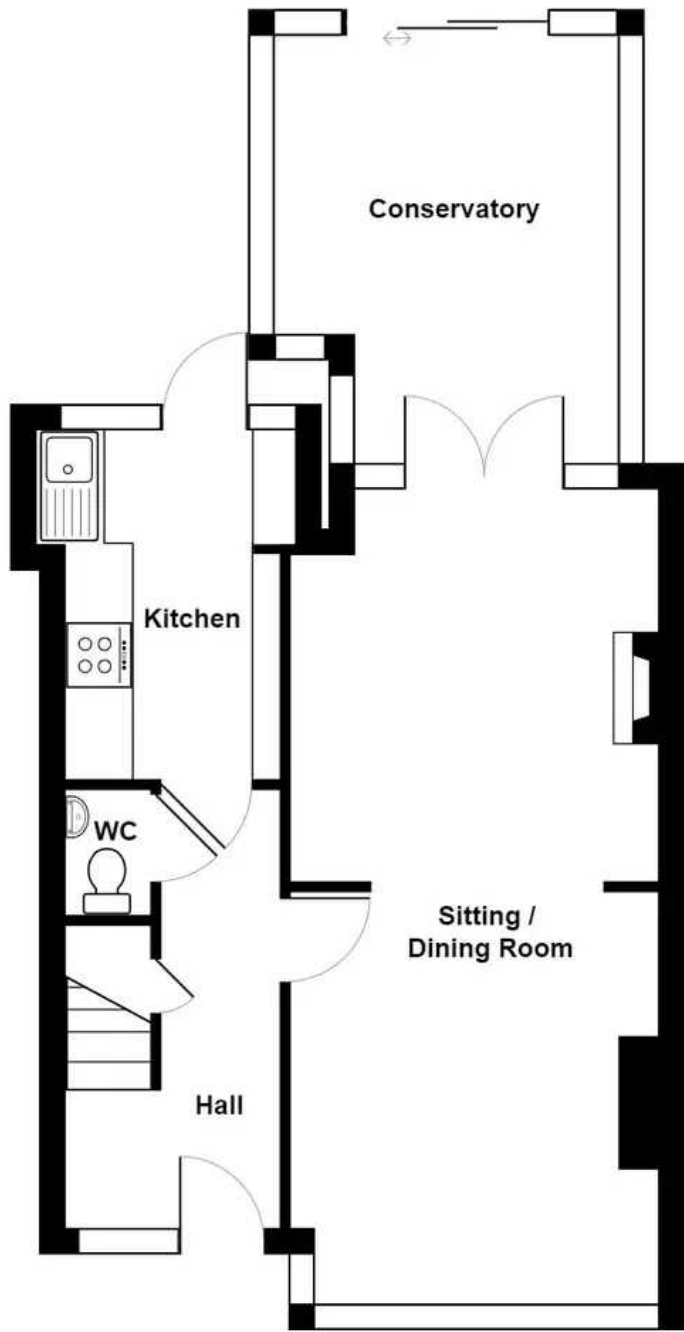
TENURE: FREEHOLD

DIRECTIONS

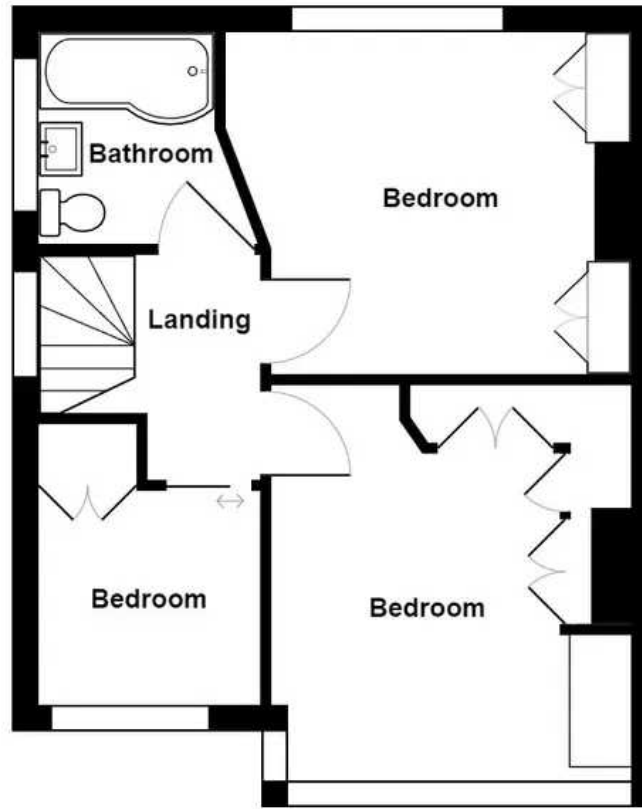
Follow the A6 Milnthorpe Road south out of the town and after passing Kendal College take the third turning on the left on to Bellingham Road to find Number 14 situated on the left.

WHAT3WORDS: trails.ranks.danger.

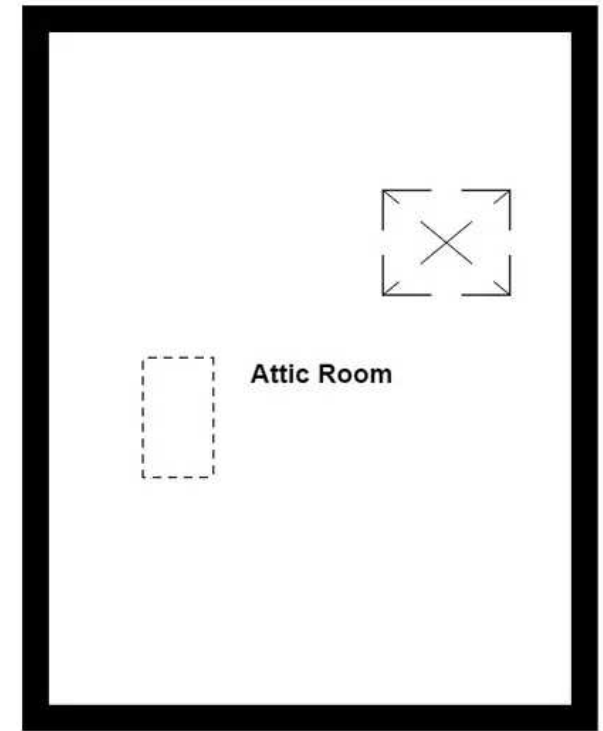




Ground Floor



First Floor

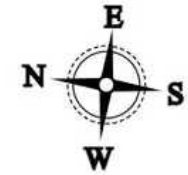


Attic

14 Bellingham Road, Kendal

Total Area: 112.5 m² ... 1211 ft²

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