



78 Rusland Park, Kendal
£253,000



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A delightful family home that is immaculately presented throughout and is located in a popular residential area of the Market Town of Kendal, conveniently located for both primary and secondary schools, public transport links, the supermarkets and the M6 motorway.

- Bungalow
- Dining room
- Sitting room
- Kitchen
- Three bedrooms
- Rear garden
- Bathroom and en-suite
- Parking for 4 cars
- Super fast fibre broadband
- Modern glass garden patio

Council Tax band: B

Tenure: Freehold

EPC Rating: C

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 78 can be found on your right hand side.

WHAT3WORDS:state.orbit.tells



PORCH

4' 4" x 3' 1" (1.32m x 0.93m)

Both max. Double glazed door, double glazed window.

SITTING ROOM

12' 6" x 11' 11" (3.80m x 3.63m)

Both max. Double glazed window, radiator.

KITCHEN

9' 5" x 6' 10" (2.86m x 2.08m)

Both max. Double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated oven, electric hob, extractor/filter over, integrated fridge, plumbing for washer dryer, tiled splashback, built in cupboard, Amtico flooring

DINING ROOM

10' 2" x 8' 5" (3.10m x 2.57m)

Both max. Double glazed sliding window, radiator, Amtico flooring.

HALLWAY

3' 3" x 3' 2" (0.99m x 0.97m)

Both max. Loft access, Amtico flooring.

BEDROOM

16' 1" x 8' 11" (4.90m x 2.72m)

Both max. Double glazed window, radiator.

BEDROOM/LOUNGE

12' 4" x 9' 8" (3.77m x 2.94m)

Both max. Double glazed window, radiator.

EN-SUITE

5' 11" x 3' 10" (1.80m x 1.18m)

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

BATHROOM

7' 5" x 5' 5" (2.26m x 1.65m)

Both max. 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.





THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

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

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