



19 Ashleigh Road, Kendal  
£210,000



## 19 Ashleigh Road

Kendal

A well presented detached bungalow which is situated in a popular residential area a short level stroll from the amenities available in the market town of Kendal, public transport services, road links to the M6 motorway and the Lake District National Park.

The accommodation briefly comprises an entrance hall, sitting room, kitchen, two bedrooms and a bathroom. The property benefits from double glazing.

Outside there are gardens to the front and rear with an outdoor store, garage and driveway parking.

## GROUND FLOOR

### SITTING ROOM

22' 0" x 10' 5" (6.71m x 3.18m)

Both max. Two double glazed windows, electric radiator, electric fireplace.

### KITCHEN

11' 4" x 9' 0" (3.46m x 2.74m)

Both max. Two double glazed windows, Storage heater, base units, stainless steel sink, space for oven, fridge freezer and dishwasher, plumbing for washer dryer, tiled splashback.

### BEDROOM

13' 0" x 10' 8" (3.95m x 3.24m)

Both max. Double glazed window, storage heater.

### BEDROOM

11' 11" x 9' 0" (3.63m x 2.74m)

Both max. Double glazed window, storage heater.

### BATHROOM

6' 5" x 6' 3" (1.95m x 1.90m)

Both max. Double glazed window, three piece suite comprises W.C. wash hand basin and bath with electric shower over, partial tiling to walls.

### ENTRANCE HALL

13' 0" x 9' 11" (3.95m x 3.03m)

Both max. Double glazed door, storage heater, loft access, built in cupboard housing how water cylinder.





## OUTSIDE

An enclosed garden to the rear with ample seating area and a patio seating area to the front with well stocked borders.

## GARAGE

14' 40" x 7' 67" (4.39m x 2.34m) Up and over door, side door, light and power.

## EPC RATING E

## SERVICES

Mains electric, mains water, mains drainage,

## COUNCIL TAX: BAND D

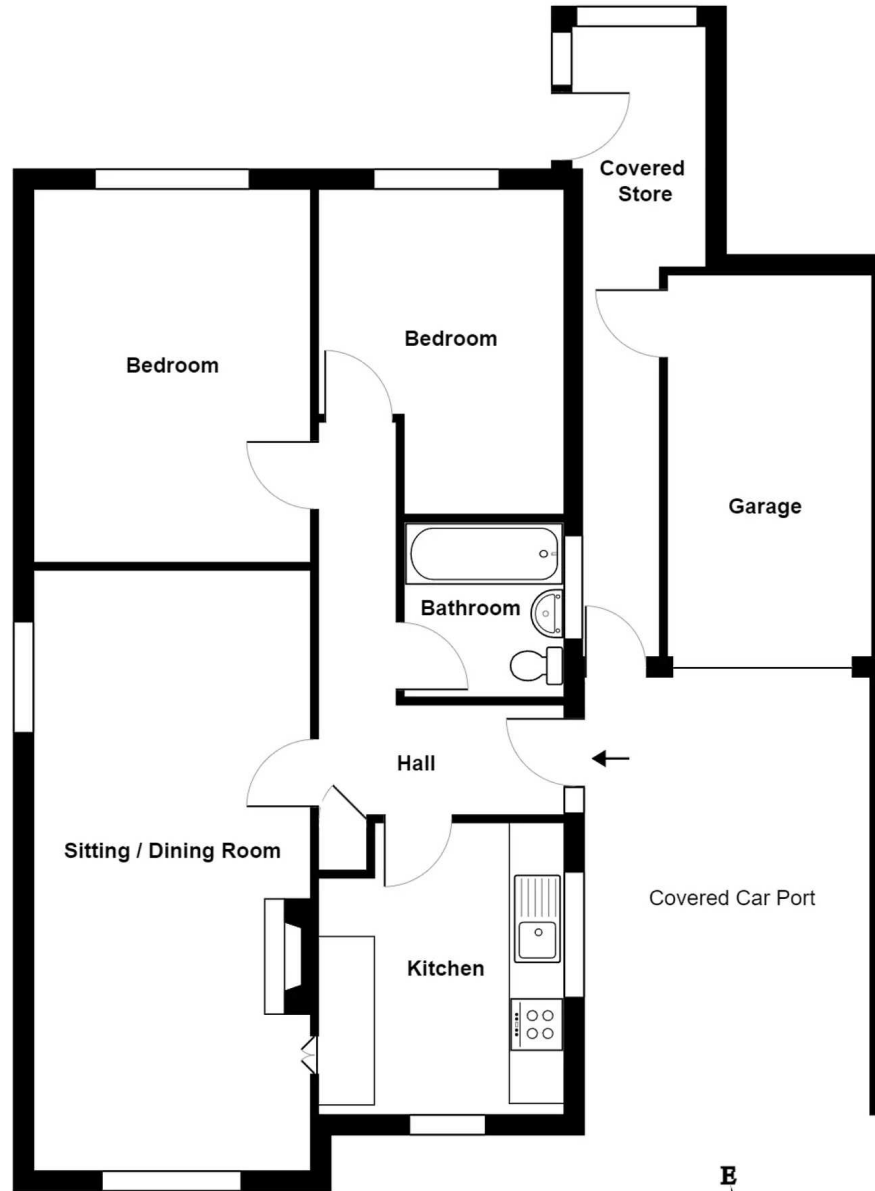
## TENURE: FREEHOLD

## DIRECTIONS

From Stricklandgate turn right on to Burneside Road at the traffic lights and take the third left in to Ashleigh Road to find number 19 situated on the right.

WHAT3WORDS: pages.routines.etching





**Ground Floor**

19 Ashleigh Road, Kendal

Total Area: 63.4 m<sup>2</sup> ... 682 ft<sup>2</sup> (excluding covered store, garage)

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