

23 Hayclose Crescent, Kendal £215,000





## 23 Hayclose Crescent, Kendal

A well maintained mid terraced house occupying a pleasant position in a popular residential area conveniently placed for the amenities on offer both in and around the market town of Kendal. The property offers great road links to the M6 and rail via Oxenholme Railway station and is within easy reach of the Lake District National Park.

The well presented accommodation briefly comprises entrance hall, sitting room, kitchen diner, three bedrooms and a family bathroom. Benefits from gas central heating and double glazing.

Outside there is a private garden to the rear and a paved front garden. On street parking.

- Mid terraced property
- Sitting room
- Kitchen diner
- Gardens to the front and rear
- Three bedrooms
- Popular residential area
- Family bathroom
- On street parking

Heading south along Burton Road carry straight onto Oxenholme Road followed by a left onto Kendal Parks Road. Follow the road to the end where you turn into Hayclose Road followed by a left onto Hayclose Crescent where number 23 is located on the left. WHAT3WORDS:trendy.poker.trash

Council Tax band: B EPC Energy Efficiency Rating: C







## **GROUND FLOOR**

**ENTRANCE HALL** 7' 5" x 5' 4" (2.25m x 1.63m)

**SITTING ROOM** 13' 11" x 13' 1" (4.24m x 4.00m)

**KITCHEN DINER** 16' 4" x 10' 8" (4.98m x 3.26m)

## FIRST FLOOR

**LANDING** 9' 0" x 5' 5" (2.74m x 1.65m)

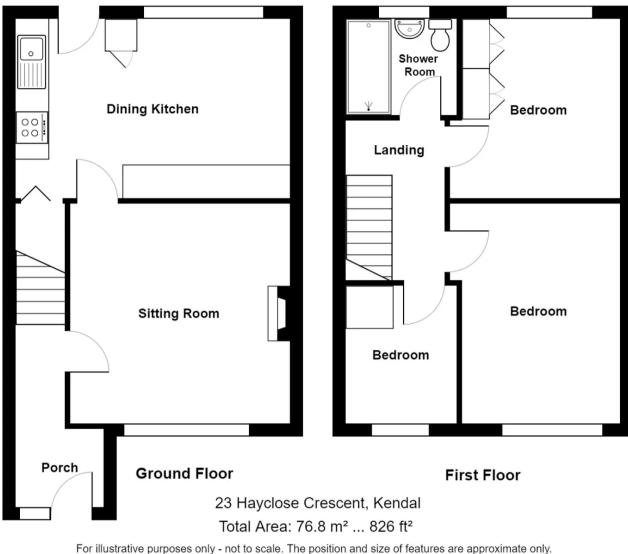
**BEDROOM** 13' 6" x 10' 6" (4.11m x 3.21m)

**BEDROOM** 10' 6" x 10' 5" (3.20m x 3.18m)

**BEDROOM** 9' 4" x 6' 8" (2.85m x 2.04m)

**BATHROOM** 6' 7" x 5' 9" (2.00m x 1.76m)

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



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**THW Estate Agents** 

112 Stricklandgate, Kendal - LA9 4PU

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