



15 Hayfell Avenue, Kendal
£320,000





15 Hayfell Avenue

Kendal

A well proportioned semi detached property pleasantly situated within this popular residential area to the south of Kendal being convenient for all the local amenities including shops and schools which also offers easy access to the Lake District National Park and the M6 motorway.

The property has been well maintained and briefly comprises entrance hall, sitting dining room, fitted kitchen and a shower room to the ground floor. The first floor offers three bedrooms with one having its own cloakroom. The property benefits from gas central heating and double glazing.

Complementing the living space are gardens to the front, side and rear.

- Semi-detached property
- Double glazing
- Sitting dining room
- Gas central heating
- Kitchen
- Gardens to the front, side and rear
- Three bedrooms
- Easy access to the town
- Shower room and cloakroom
- Close to local schools and colleges



GROUND FLOOR

ENTRANCE HALL

10' 9" x 5' 5" (3.28m x 1.66m)

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

SITTING/DINING ROOM

21' 8" x 17' 10" (6.61m x 5.43m)

Both max. Two double glazed windows, two radiators, living gas flame fireplace.

KITCHEN

14' 10" x 7' 9" (4.52m x 2.35m)

Both max. Double glazed door to garden, two double glazed windows, radiator, good range of base and wall units, stainless steel sink, integrated double oven, gas hob with extractor filter over, integrated fridge freezer, plumbing for washing machine, fully tiled walls.

SHOWER ROOM

7' 6" x 6' 4" (2.29m x 1.92m)

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



FIRST FLOOR

LANDING

5' 10" x 2' 9" (1.79m x 0.85m)

Both max.

BEDROOM

15' 2" x 7' 7" (4.63m x 2.30m)

Both max. Double glazed window.

BEDROOM

13' 11" x 9' 9" (4.23m x 2.96m)

Both max. Two double glazed windows, radiator.

CLOAKROOM

3' 7" x 2' 9" (1.08m x 0.84m)

Both max. W.C. wash hand basin.

BEDROOM

9' 8" x 7' 6" (2.95m x 2.29m)

Both max. Double glazed window, built in wardrobe housing gas boiler, loft access.





OUTSIDE

The property is surrounded by gardens to the front, side and rear. The rear garden which is enclosed has space for a green house, shed and has well stocked borders to all sides. To the front and side there is a well kept hedge which encloses part lawn and stocked borders.

DRIVEWAY PARKING

EPC RATING D

SERVICES

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

COUNCIL TAX: BAND C

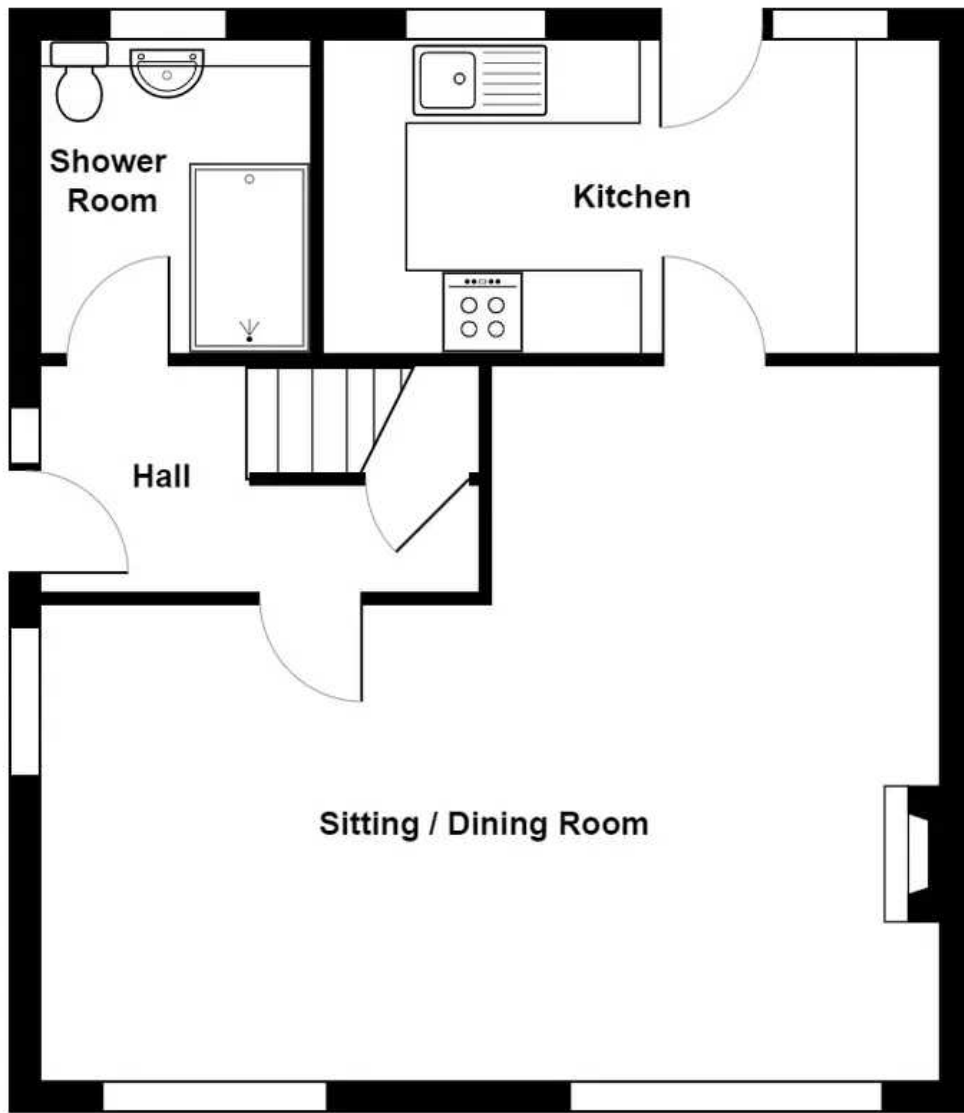
TENURE: FREEHOLD

DIRECTIONS

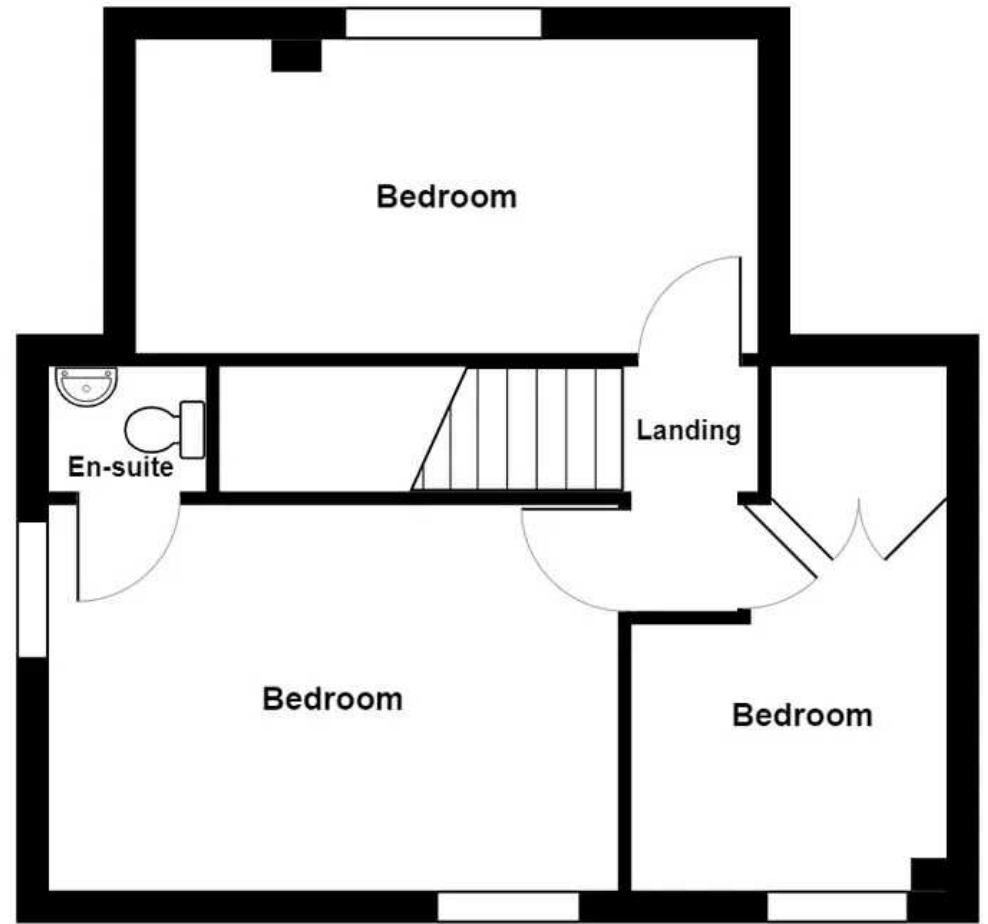
Travelling from Kendal town centre, proceed south along Aynam Road and continue onto Lound Road. At the roundabout take the first exit onto Burton Road (A65) continue past the Leisure Centre. Turn immediately left just after the traffic lights onto Heron Hill and continue on to Hayfell Avenue then take the left hand turning where number 15 is located on the left.

WHAT3WORDS: [mint.torch.garden](#)





Ground Floor



First Floor



15 Hayfell Avenue, Kendal

Total Area: 87.2 m² ... 938 ft²

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

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Your Local Estate Agents **Thomson Hayton Winkley**



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