



# Kendal

**£250,000**

32 Wordsworth Drive, Kendal, Cumbria, LA9 7JW

This 2 double bedroom semi detached bungalow is positioned within a cul de sac on the popular Heron Hill Estate. It offers an excellent opportunity for those seeking a home to personalise/update and to place their stamp on their new home. Being slightly elevated the bungalow enjoys far reaching views to open countryside and the two double bedrooms are positioned to the rear of the bungalow for maximum peace and quiet.

The property enjoys parking for 1/2 vehicles, a detached garage perfect for storage/workshop and low maintenance gardens. Its location is ideal for those needing easy access to the M6, Oxenholme mainline train station and a local shop and bus service which regularly runs into Kendal Town Centre.

Early viewings are advisable to appreciate the scope within this home.

## Quick Overview

- 2 bed semi detached bungalow
- Spacious lounge with views
- Within a cul de sac position
- UPVC double glazing
- Gas central heating
- Gardens to front and rear
- In need of updating
- Excellent location for amenities
- Detached garage & driveway parking
- Close to regular bus service



2



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Openreach & Fibrus



Detached garage & driveway parking

Property Reference: K6789





Lounge



Lounge



Shower Room

**Location** Leave Kendal heading South along Lound Street passing Lound Road Petrol Station. At the roundabout take the first exit along Burton Road passing the Leisure Centre. Upon reaching the traffic lights take a left turn onto Heron Hill and follow the road for approximately 350 yards taking a right turn onto Esthwaite Avenue. Continue up the hill and take the first left into Wordsworth Drive following the road and proceeding down the hill bearing right. No 32 can be found slightly elevated on the right hand side.

**Property Overview** Nestled in a sought-after residential area, this semi-detached 2-bedroom bungalow offers a fantastic opportunity for those looking to create their dream home. Situated in a peaceful cul-de-sac, this property is conveniently located near local amenities such as the Spar and enjoys easy access to a regular bus service on Lingmoor Rise or Heron Hill.

As you step inside the entrance hall, you will notice the useful double width storage area and on the right, you'll find a spacious lounge boasting far-reaching views, providing the perfect setting for relaxation. A stone fireplace is nestled between two chimney alcoves with light points, where a gas fire is fitted and is sat on a fossilised marble hearth. The kitchen offers a range of wall and base units and has recess for gas cooker, fridge freezer and washing machine. The contour worksurface incorporates a single drainer stainless steel sink unit and there is tiling to walls. A useful pantry cupboard is on offer and there is external access from the kitchen to the driveway.

From the inner hallway the bedrooms and shower room can be accessed. There is further storage and access to loft from here also. The two double bedrooms have a rear aspect over the garden and bedroom one enjoys a double wardrobe space, ideal for storage. This also houses the lagged cylinder. The modern fully tiled shower room adds a touch of contemporary style to the property comprising close coupled WC, pedestal wash hand basin and shower cubicle with chrome shower over, heated ladder rail and downlighters to ceiling.

The bungalow enjoys a small front garden, partially lawned and with mature shrubs and plants. Adjacent the driveway generates parking spaces for 1/2 vehicles and the easily managed flagged patio to rear offers an outdoor space to enjoy.

With some updating and personal touches, this bungalow has the potential to be transformed into a cosy and inviting retreat. Don't miss out on the chance to make this charming property your own and enjoy the benefits of its prime location and picturesque surroundings.

Contact us now to arrange a viewing and discover the endless possibilities that this lovely bungalow has to offer.



Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Lounge

15' 8" x 11' 8" (4.79m x 3.58m)

Kitchen

11' 5" x 9' 11" (3.48m x 3.04m)

Bedroom 1

11' 9" x 11' 8" (3.60m x 3.56m)

Bedroom 2

11' 6" x 9' 10" (3.51m x 3.02m)

Shower Room

**Outside** The front garden has a lawned area and mix of mature shrubs and plants and central pathway to the front door. There is an adjacent concrete driveway which provides off road parking and a pathway leads to the rear garden which is in main, flagged for ease of maintenance with bordering lawn and mature trees.

**Detached Garage** 16' 0" x 9' 0" (4.89m x 2.75m) Up and over door.

**Services** Mains gas, mains water, mains electricity and mains drainage

**Tenure** Freehold

**Council Tax** Westmorland and Furness Council - Band C

**Viewings** Strictly by appointment with Hackney & Leigh Kendal Office.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3words** ///words.jelly.lifted



Bedroom 1



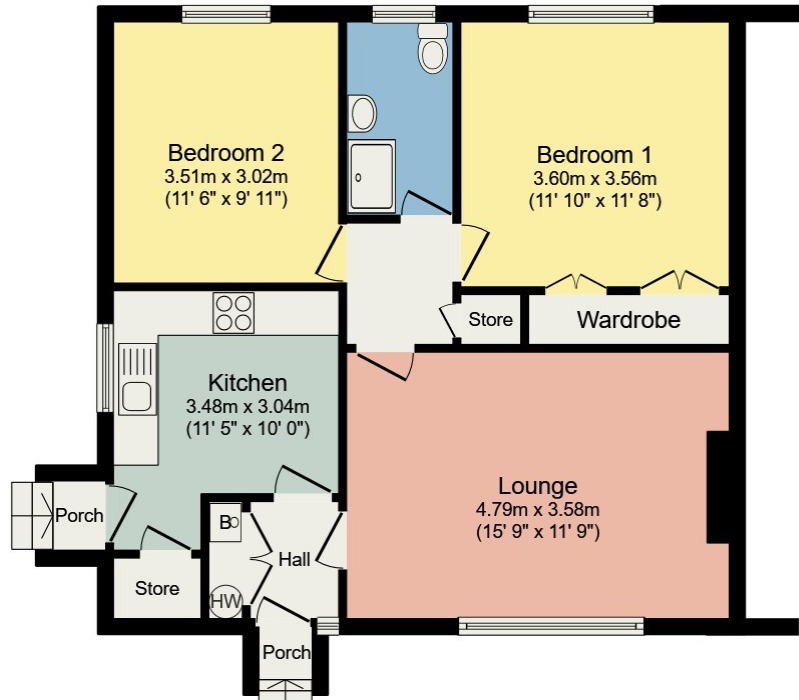
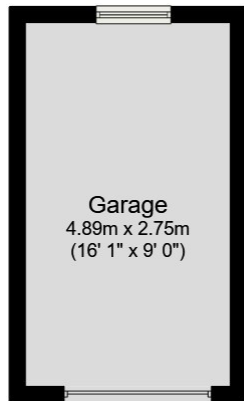
Bedroom 2



Rear garden



Rear exterior



**Garage**

**Floor Plan**

**Total floor area 80.9 m<sup>2</sup> (871 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.