



Burneside

£210,000

7 St. Oswalds View, Burneside, Kendal, Cumbria, LA9 6RH

We are pleased to offer for sale this end terrace house situated in a quiet cul-de-sac close to the heart of the Burneside Village with local shop, primary school and bus service and train station nearby. The property has the benefit of gas central heating and UPVC double-glazing, private rear garden and off road parking to the front of the property and allocated parking space in the parking bay opposite the property.

The accommodation briefly comprises of entrance porch, entrance hall, spacious lounge, conservatory and kitchen on the ground floor and 2 double bedrooms and shower room on the first floor. The property offers an ideal opportunity for the first time buyer, those down sizing or the investor purchaser.

Quick Overview

End terrace property

Living room, conservatory and kitchen

Two double bedrooms & shower room

Off road parking to the front & allocated parking space in the bay opposite

Easy to maintain rear garden

UPVC double glazing

Gas central heating

Village location close to local school and amenities

Good transport links

Openreach & Fibribus available in the area



2



1



2



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Openreach &
Fibribus
available



Off Road &
allocated parking

Property Reference: K6793



Living Room



Kitchen



Conservatory



Bedroom One

Location: Leaving Kendal via Burnside Road, continue out of town into the village of Burnside. Continue through the village passing the school, until you reach the turning for St Oswalds View on the left hand side, opposite the entrance for James Croppers Ltd. Follow the road into the cul-de-sac where you will find Number 7 at the end of the first row of houses on the left hand side.

Property Overview: This modern end of terrace property offers well proportioned, easily managed accommodation over two levels including a living room, conservatory, kitchen, two double bedrooms and shower room. Outside is an allocated parking space to the front and low maintenance garden to the rear.

Entering through the entrance porch into the entrance hall with stairs to the first floor and access to the kitchen and living room.

The kitchen has an aspect to the front and is fitted with a range of wall and base with complementary work surfaces with inset sink and half with drainer. There is an integrated Zanussi oven with four ring gas hob with stainless extractor over, plumbing for washing machine and space for fridge freezer. Wall mounted concealed Worcester boiler.

Through into the cosy living room with coal effect gas fire and UPVC double glazed patio doors leading into the conservatory.

Stepping into the conservatory which provides that extra living space, it is double glazed with double doors opening to the rear garden, providing a light and airy space to enjoy on a rainy day.

Upstairs, comprises two bedrooms and a shower room. The landing features a hatch for access to the loft space with light and drop down ladder.

Bedroom one is a good size double room with aspect to the rear of property. Bedroom two is another good size double room with a aspect to the front and has the benefit of a fitted wardrobe and linen cupboard.

To complete the picture is the shower room with part panelled walls, heated towel rail and UPVC double glazed window. A three piece suite comprises; a walk in shower cubicle with rainfall shower head and separate hand held attachment, WC and wash hand basin.

Accommodation with approximate dimensions:
Ground Floor

Entrance Porch

Entrance Hall

Living Room

14' 7" x 12' 11" (4.44m x 3.94m)

Kitchen

8' 9" x 6' 7" (2.67m x 2.01m)

Conversatory

10' 9" x 6' 5" (3.28m x 1.96m)

First Floor

Landing

Bedroom 1

13' 0" x 7' 9" (3.96m x 2.36m)

Bedroom 2

10' 4" x 8' 10" (3.15m x 2.69m)

Shower Room

Outside To the front of the property there is blocked paved driveway which provides off road parking for one vehicle, plus there is an allocated parking space in the parking bay opposite the property. Side access leads round to the enclosed back garden which has been flagged for ease of maintenance with timber garden shed.

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

Tenure Freehold

There is £340 payable charge per annum for the up keep of the private road.

Council Tax Westmorland and Furness Council

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: ///doses.tangling.headings



Bedroom Two



Shower Room



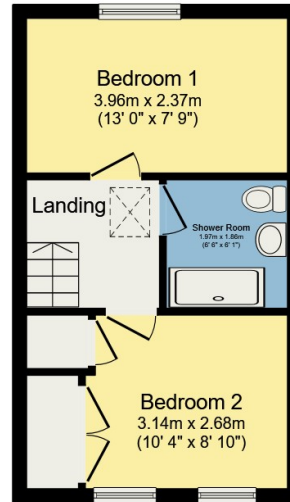
Rear Garden



Allocated Parking Space



Ground Floor



First Floor

Total floor area 66.5 m² (716 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.

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