



# Kendal

£205,000

61 Empsom Road, Kendal, Cumbria, LA9 5PR

Nestled in a peaceful cul-de-sac, this 2-bedroom mid-terrace bungalow offers a perfect blend of comfort and convenience. Situated close to a regular bus service and town amenities, this property boasts a prime location for peaceful living and is enhanced by the wonderful Lakeland fell views it offers. Having been updated in recent years, the property exudes modern style and functionality, offering ready to walk into appeal and is equipped with gas central heating and UPVC double glazing throughout. There are easily managed gardens to enjoy making this a truly low maintenance home for single person(s), retired couples or those seeking a lock up and leave.

Being on the Northern fringes of the town, the property is conveniently placed with links to Kendal bypass and the M6 and access to the Lake District. Town centre amenities are a short walk as is the bus and the train station which links to the mainline at Oxenholme Station. Arrange a viewing today and experience the charm and comfort of this lovely 2-bedroom bungalow first hand.

## Quick Overview

2 bedroom mid terrace bungalow

Modern fitted kitchen

Contemporary bathroom

Gas central heating

UPVC double glazing

Ready to walk into appeal

Cul de sac position

Exceptional fell views

Located close to bus route and town amenities

No upward chain



2



1



1



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Superfast  
Broadband  
available



On street  
parking

Property Reference: K6818



Lounge diner



Lounge diner



Kitchen



Bathroom

**Location** Empsom Road is located on a quiet cul-de-sac just off Kendal Green. From the Town Centre proceed up Windermere Road and take the right turning onto Green Road, then take the second turning left onto Kendal Green following the green along and take the first right into Empsom Road. Follow the road down keeping right and continuing right as you reach the corner, number 61 is to be found as you proceed up the hill on the right hand side.

**Property Overview** One of the standout features of this charming bungalow is the exceptional fell views to the front, providing a picturesque backdrop for everyday living. Whether you're enjoying a morning cup of tea or unwinding after a long day, these stunning views will never fail to impress.

Step inside the entrance porch via the UPVC entrance door to discover a home with ready-to-walk-into appeal, this is a great place to kick off boots and coats. On entering the Lounge/Diner you will immediately appreciate the light and airy space and superb far reaching Lakeland fell views from large UPVC double glazed picture window. There is stylish oak flooring throughout and there is space for formal dining.

The contemporary kitchen is fitted with a good range of wood effect wall and base units with contour worksurface incorporating single drainer stainless steel sink unit with mixer tap. There is a 4 ring electric hob, built in oven and concealed extraction over and complementary tiling to walls. Plumbing is in place for a washing machine and there is a recess for fridge freezer. A UPVC double glazed window provides rear garden views.

The inner hall has access to the loft via hatch where the combination gas fired boiler is housed. From there there is access to the two bedrooms both with attractive oak flooring, bedroom one being is a double room with a useful built in cupboard and enjoys pleasant views similar to those from the lounge. The adjacent bedroom is a single room and has outlooks to the rear.

The modernised bathroom has a panelled bath with electric shower over, pedestal wash hand basin, WC and contemporary tiling to walls. UPVC double glazed window and downlighters. There is an easily managed garden to both the front and rear of the property.

The property exudes modern style and functionality and is equipped with gas central heating and UPVC double glazing throughout, ensuring a cosy and energy-efficient living environment.

Offered with no onward chain, this property presents a fantastic opportunity for those looking to move into a well-maintained home without any delays. Don't miss out on the chance to make this delightful bungalow your own and enjoy the peaceful surroundings and convenient location it has to offer.

## Accommodation with approximate dimensions

### Entrance Porch

### Lounge/Diner

15' 8" x 9' 8" (4.80m x 2.95m)

### Kitchen

9' 1" x 7' 1" (2.79m x 2.18m)

### Inner Hall

### Bedroom 1

11' 8" x 8' 11" (3.58m x 2.74m)

### Bedroom 2

10' 2" x 5' 10" (3.10m x 1.78m)

### Bathroom

**Outside** To the front of the property is an easily managed garden space with flagged pathway to the front door. The rear garden has a level lawned area and flower bed and there is a right of access to the rear of the terrace for wheelie bins. Beyond lies a further garden area housing a timber shed and scope for vegetable plot, flower beds or space to enjoy al fresco dining.

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

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

**Tenure** Freehold

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

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website\*\*

\*\*To be confirmed

**What3words** ///twice.bumpy.caressing

**Agents Notes:** This property was purchased in 1964, before the formation of Land Registry, therefore the property is unregistered. Steps are being taken to register the property.



Bedroom 1



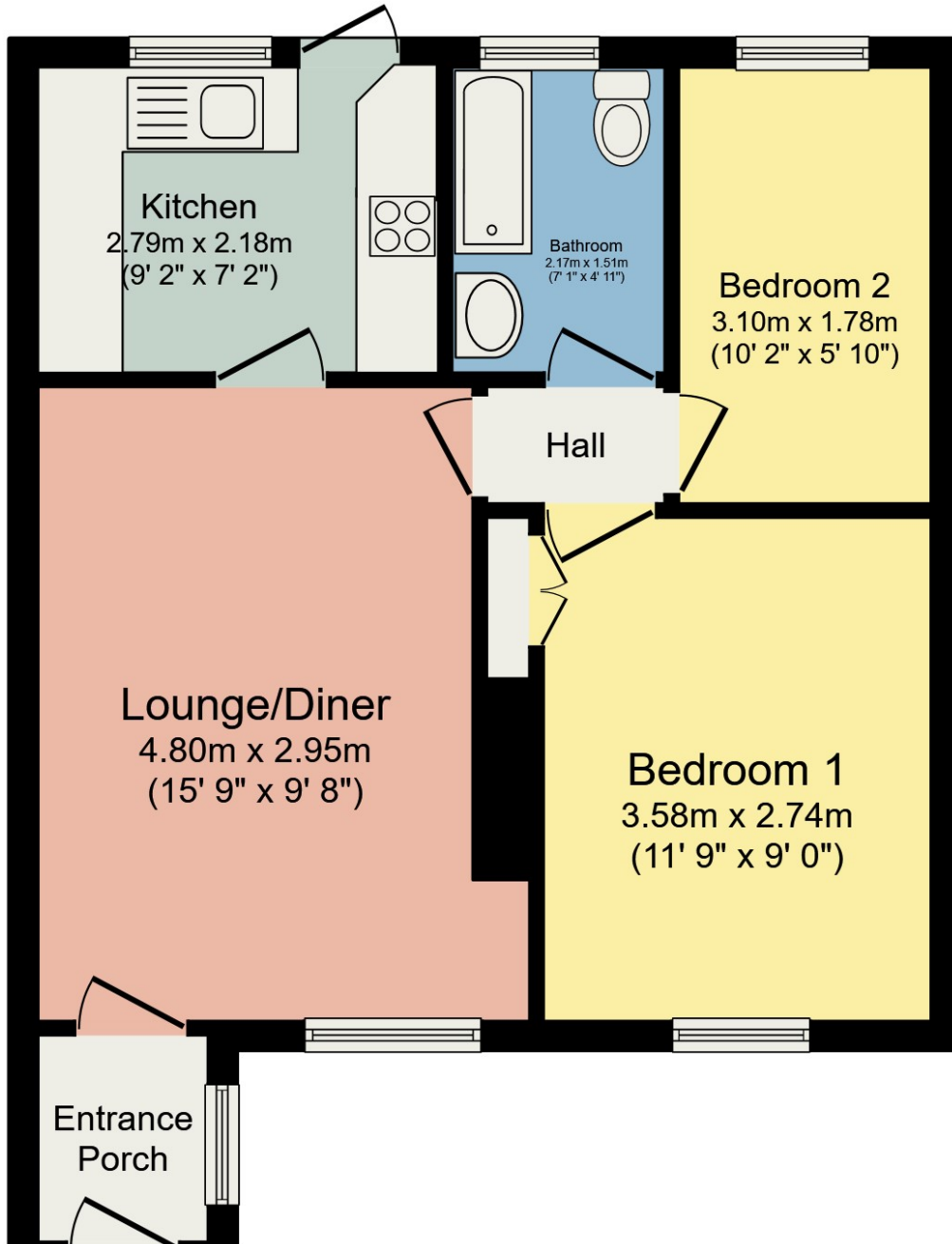
Bedroom 2



Rear garden



Front view



**Total floor area 44.9 m<sup>2</sup> (483 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.

A thought from the owners...

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