



1 Hall Park, Burneside
£260,000





1 Hall Park

Burnside

A well proportioned semi-detached house situated in a popular residential area within Burnside village. The property is conveniently placed for the local amenities including a convenience store, public house, railway station, church, well regarded primary school, village hall and fish and chip shop. Burnside is located just 2 miles from the market town of Kendal and is within easy reach of both the Lake District and Yorkshire Dales National Parks and the M6

This charming semi-detached house offers a warm and welcoming retreat for its next owners. The ground floor boasts a cosy sitting room which is perfect for relaxing in, a utility space which has all your washing and drying need, convenient downstairs W.C., and a light-filled kitchen diner perfect for family gatherings and entertaining guests.

Heading upstairs you will find three warm and cosy double bedrooms which are complimented by a family bathroom which comprises a W.C., wash hand basin and bath. The property benefits from double glazing and gas central heating.

Outside, the property shines with its well-maintained exterior spaces. The rear garden is an oasis of calm, featuring a mix of green lawn and practical gravel, surrounded by delightful stocked borders. It offers access to the rear street where parking is conveniently situated. At the front of the property, manicured lawns are bordered by established trees and flower beds, creating a picturesque setting. Complete with a garage and off-road parking, this property is a haven for those seeking comfort and convenience in a sought-after location.

Whether you're looking to relax in the tranquil outdoor spaces or entertain guests in the spacious interior, this property offers the best of both worlds for a truly fulfilling living experience.

- Semi-detached property
- Double glazing and gas central heating
- Cosy sitting room
- Utility space
- Light and airy kitchen diner
- Close to local amenities
- Three double bedrooms
- Gardens to the front and rear
- Family bathroom and downstairs W.C.
- Garage and off road parking

EPC RATING D

SERVICES

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

COUNCIL TAX: BAND B

TENURE: FREEHOLD

DIRECTIONS

From Kendal follow Windermere Road to the traffic lights turning right onto Burneside Road. Upon entering Burneside continue into the village and turn right on to New Road. Proceed over the bridge and number 1 is located on the right before turning right in to Hall Park.

WHAT3WORDS: flushes.duos.workforce





GROUND FLOOR

ENTRANCE HALL

7' 9" x 5' 10" (2.36m x 1.79m)

SITTING ROOM

17' 9" x 10' 4" (5.40m x 3.15m)

KITCHEN DINER

16' 11" x 9' 9" (5.15m x 2.97m)

UTILITY ROOM

10' 6" x 5' 10" (3.20m x 1.77m)

DOWNSTAIRS W.C.

5' 11" x 3' 4" (1.81m x 1.01m)

FIRST FLOOR

LANDING

10' 1" x 4' 11" (3.07m x 1.49m)

BEDROOM

13' 2" x 9' 7" (4.02m x 2.93m)

BEDROOM

11' 0" x 10' 0" (3.36m x 3.05m)

BEDROOM/OFFICE

9' 11" x 7' 4" (3.01m x 2.23m)

BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m)











Ground Floor



Floor 1

Approximate total area^m

910.62 ft²
84.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.