



Kendal

£295,000

137 Hayclose Road, Kendal, Cumbria, LA9 7NF

Nestled in a convenient location, this three-bedroom semi-detached property offers a comfortable and practical living space. The ground floor boasts a cosy living room, a well-equipped fitted kitchen and a versatile playroom with the added convenience of a wet room. Moving upstairs, you'll find two spacious double bedrooms, a single bedroom and bathroom, providing ample space for the whole family.

Outside, the property features off-road parking to the front, ensuring easy access for you and your guests. The low-maintenance tiered garden at the rear offers a tranquil retreat, perfect for relaxing or entertaining. Situated close to local schools, shops and Oxenholme train station, this home provides both comfort and convenience for modern living. Don't miss out on this fantastic opportunity to make this property your own!

Quick Overview

- Semi-Detached property
- Two reception rooms & kitchen
- Three bedrooms, bathroom & wet room
- Off road parking
- Low maintenance front & rear gardens
- Convenient location
- UPVC double glazing
- Gas central heating
- Early viewing highly recommended

Openreach & Fibribus available in the area



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Openreach &
Fibribus



Off Road
Parking

Property Reference: K6837



Living Room



Kitchen



Playroom



Wetroom

Location: The property is situated on the Kendal Park Estate being on the bus route into Kendal Town Centre and convenient for access to Oxenholme Railway Station, Asda and The Westmorland General Hospital.

From Kendal town centre take the A65 Burton Road out of the town in a south-easterly direction. Pass the Leisure Centre on the left to reach a set of traffic lights. Fork slightly left into Oxenholme Road and proceed to a set of traffic lights. Continue to the second mini-roundabout and continue straight on. Take the next left hand turn onto Hayclose Road. Take the second right hand turn, into the cul de sac, to find 137 on the right hand side.

Property Overview: 137 Hayclose Road is a well-proportioned, three/four bedroom, semi-detached house on the popular estate of Kendal Parks. In a quiet cul-de-sac location close by to amenities and schools. Convenient access to a local bus route, Oxenholme train station and M6.

Upon entering the entrance porch, there is space for hanging everyday coats! Through into the entrance hall there is the staircase ascending to the first floor. On your left there is a door which leads into the playroom/bedroom 4 which is a large and versatile room perfect for various uses, with useful storage cupboard and wall mounted Valliant gas boiler and has the added convenience of a wet room ensures comfort and practicality for everyday living. The wet room comprises; a shower, vanity unit with wash hand basin and WC.

Through into the light and airy living room with large picture window with aspect to the front and attractive fireplace place with electric coal effect fire.

Entering the kitchen, which overlooks the rear garden, you'll find it equipped with wall and base units, along with pan drawers and pull out Lardner cupboard, all complemented by sleek work surfaces featuring an inset stainless sink and half with drainer, as well as a convenient breakfast bar with wine fridge. A range of integrated kitchen appliances include; Bosch double oven, Bosch microwave, Bosch four ring induction hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine.

Upon reaching the landing upstairs you have access to the loft. The upper level hosts three bedrooms, with the first two double bedroom and the third being a single bedroom. Bedroom one and bedroom three enjoy an aspect to the front whilst bedroom two has an aspect to the rear.

Completing the picture, the bathroom comprises a three-piece suite. This includes a panel bath, a pedestal wash hand basin, and a W.C.

Accommodation with approximate dimensions:
Ground Floor

Entrance Hall

Living Room

13' 0" x 12' 10" (3.96m x 3.91m)

Kitchen

15' 11" x 10' 3" (4.85m x 3.12m)

Playroom

21' 0" x 8' 8" (6.4m x 2.64m)

Wet Room

First Floor

Landing

Bedroom One

13' 10" x 9' 3" (4.22m x 2.82m)

Bedroom Two

10' 11" x 9' 3" (3.33m x 2.82m)

Bedroom Three

8' 11" x 6' 10" (2.72m x 2.08m)

Bathroom

Outside: To the front, a tarmacked area provides convenient parking, while an Astroturf ground covering adds a touch of greenery without the maintenance.

At the rear, a spacious flagged garden with decorative stone laid flower beds and gravel bordering is the perfect escape. A charming raised deck beckons, offering ample space for relaxing or entertaining guests in style.

Tenure: Freehold

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

Council Tax: Westmorland & 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: ///hogs.sports.plates

Agent Note: Note: It is a legal requirement that we inform you the vendors are a relative of a staff employee of Hackney and Leigh.



Bedroom One



Bedroom Two



Bathroom

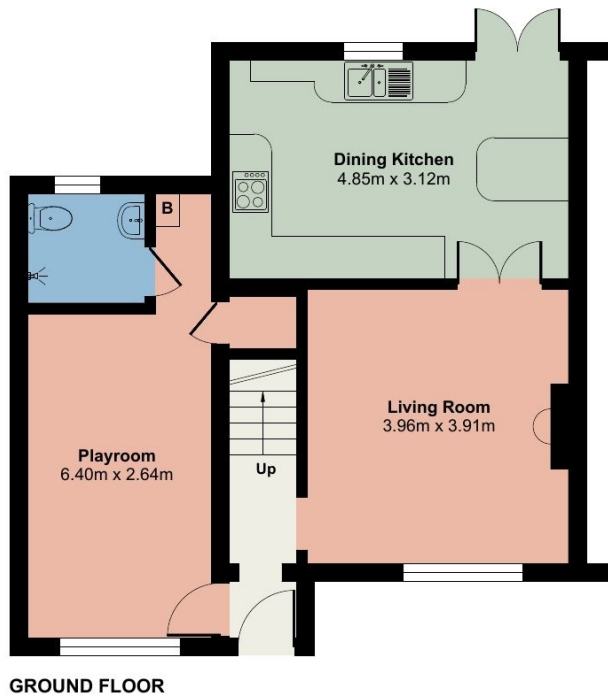
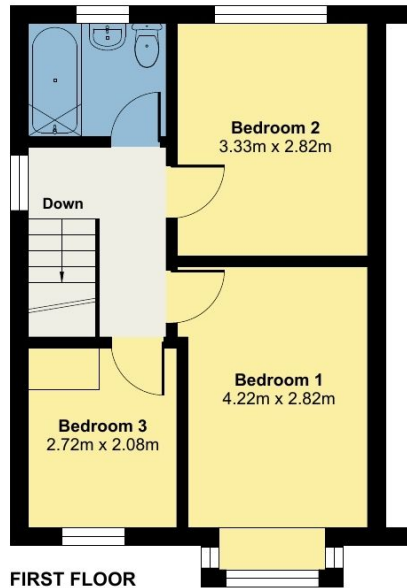


Rear Garden

Hayclose Road, Kendal, LA9

Approximate Area = 987 sq ft / 91.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1125479

A thought from the owners... "It is a beautiful home and will be truly missed. What we will miss most is our wonderful neighbours, the mountain views from upstairs and taking our dog for walks through all the beautiful surrounding greenery. It has been the perfect home for our growing family".

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