



Kendal

£450,000

6 Hawesmead Avenue, Kendal, Cumbria, LA9 5HB

Located in one of Kendal's popular residential areas, this charming 1950s detached family home offers a unique opportunity for modernisation and personalisation. Set on a spacious plot, the property features an integral garage, a gated driveway, and beautifully landscaped gardens to the front and rear. Inside, you'll find two reception rooms, a galley kitchen, a shower room, a separate bathroom, and three bedrooms.

Conveniently located near local schools and amenities, the property also benefits from easy access to the M6 and Oxenholme Railway Station, making it ideal for commuters. With no upward chain, this home is ready for its next chapter. Early viewing is highly recommended to appreciate its potential.

Quick Overview

- Detached 1950's family home
- Two reception rooms
- Galley Kitchen
- Downstairs shower room
- Three bedrooms
- House bathroom
- Well-tended gardens
- Integral garage & gated driveway
- Now ready for modernisation
- Ultrafast broadband available



3



2



2



F



Ultrafast
broadband
available



Garage & Gated
Driveway

Property Reference: K6917



Kitchen



Kitchen



Dining Room



Downstairs Shower Room

Property Overview: The vibrant market town of Kendal offers seven primary schools, along with two highly regarded secondary schools: Kirkbie Kendal School and The Queen Katherine School. The town is also home to the high-achieving Kendal College.

In the heart of the town, you'll find a range of amenities including a library, supermarkets, churches, banks, and GPs. A leisure centre with a swimming pool is situated nearby, while The Brewery Arts Centre, a celebrated venue for theatre, cinema, music, and cultural events, is at the centre of Kendal's thriving arts scene.

As you step into the entrance hall, you'll immediately notice the generous space, ideal for storing shoes and coats, with a convenient understairs cupboard for additional storage. The staircase leads up to the first-floor landing, offering access to the upper rooms.

The living room, filled with natural light from its triple aspect, features windows overlooking the front and side gardens, along with sliding doors that open to the rear garden. A fireplace with a tiled hearth adds a cosy focal point. The living room flows seamlessly into the dining room through connecting doors. The dining room, which also has a bay window overlooking the rear garden, can be accessed directly from the entrance hall, offering flexible use of space.

There is a spacious shower room equipped with a cubicle shower, W.C., and pedestal wash hand basin.

The kitchen, located at the rear of the property, enjoys a garden view and features a range of wooden wall, base, and drawer units, complemented by tiled splashbacks and a inset stainless steel double-drainer sink unit. The kitchen is also equipped with a breakfast bar, space for an oven with an extractor above, an upright fridge freezer, and space for a tumble dryer and washing machine. A door leads to the rear porch that has access to the garden and another door to the integral garage.

Upstairs, the first-floor landing is bright, thanks to windows overlooking the front garden. It also provides loft access and features an overstairs cupboard housing the hot water cylinder, perfect for storing towels and linens.

The main bedroom is a spacious double with a dual aspect to the front and side gardens. It includes a built-in wardrobe and sliding doors that lead out to a stone balcony, offering lovely views of the rear garden.

Bedroom two is another good-sized double room with a rear-facing window and built-in cupboard. Bedroom three is a generous single room, ideal for use as a home study.

The house bathroom features; a panel bath, pedestal wash hand basin, and W.C.

Outside, the property is situated on an appealing elevated plot, featuring a gated driveway with ample off-road parking and the convenience of an integral garage. The south-facing gardens are well-maintained, with lush lawns, mature beech hedging, mature trees and planted borders. A patio area offers the perfect spot to relax and enjoy the sunshine.



Living Room



Living Room



Bedroom One



Bedroom Two



Bedroom One Balcony



Bathroom

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

17' 5" x 12' 11" (5.31m x 3.96m)

Dining Room

14' 4" x 11' 10" (4.37m x 3.61m)

Shower Room

Kitchen

13' 6" x 7' 1" (4.14m x 2.18m)

Rear Porch

First Floor:

Landing

Bedroom One

13' 6" x 11' 10" (4.14m x 3.61m)

Bedroom Two

10' 5" x 10' 0" (3.20m x 3.07m)

Bedroom Three

8' 2" x 8' 0" (2.49m x 2.46m)

House Bathroom

Parking: Gated off-road parking via a driveway and large integral garage.

Garage 17' 1" x 8' 0" (5.21m x 2.46m)

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

Council Tax: Westmorland & Furness Council - Band E

Tenure: Freehold.

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 Location & Directions: [///quick.funds.cook](http://quick.funds.cook)

Travel South out of Kendal along Milnthorpe Road. After passing Kendal College, turn right at the traffic lights into Hawesmead Avenue. Continue up the road towards the school, and you'll find No. 6 on the left-hand side.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Views from the Balcony



Rear Aspect and Garden



Rear Garden



Front Garden

Request a Viewing Online or Call 01539 729711

Meet the Team

Keira Evans

Branch Manager & Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

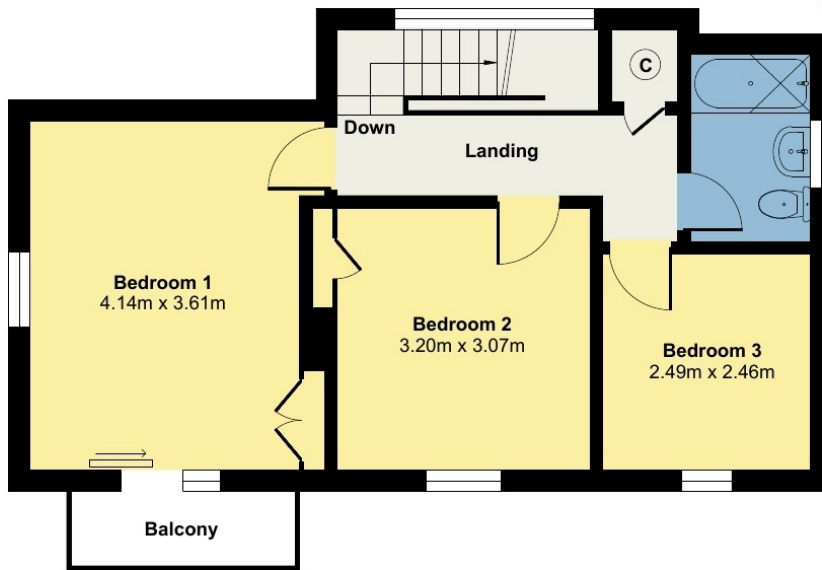
Hawesmead Avenue, Kendal, LA9

Approximate Area = 1171 sq ft / 108.7 sq m

Integral Garage = 139 sq ft / 12.9 sq m

Total = 1310 sq ft / 121.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1181591

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 09/09/2024.

Request a Viewing Online or Call 01539 729711