



4 Loughrigg Avenue, Kendal
£220,000



4 Loughrigg Avenue

Kendal

A well proportioned semi detached bungalow situated within a very popular residential area towards the south of the town and is close to the local shops, local train station on hand and bus routes into the town centre. The property also has great road links to the Lake District National Park and the M6 Motorway.

This semi-detached bungalow presents an ideal opportunity for those seeking a comfortable and convenient living space, boasting easy access to local amenities, schools, and transport services. The property features a light and airy sitting room which has a wood burning stove, double glazing, and gas central heating for added comfort throughout the year. The well-maintained kitchen leads through to the versatile utility room, providing practicality for daily chores. The property comprises two double bedrooms and A bathroom, making it perfect for first time buyers or a working couple. On-street parking ensures hassle-free parking solutions for residents and guests alike.

The outside space of the property includes gardens to both the front and the rear. The rear garden is fully enclosed, offering privacy and security, and features a park lawn and a decking area, providing ample room for outdoor activities and entertaining guests. The rear garden can also be accessed from the side and has some great storage with a wood store and shed. The front garden, adorned with lawns and apple trees in the centre, adds a touch of tranquillity and greenery to the property's exterior. Whether you're looking to enjoy a morning coffee in the peaceful front garden or host a barbeque in the spacious rear garden, this property offers a versatile outdoor space suitable for various leisure activities.

- Semi-detached bungalow
- Easy access to local amenities, schools, bus and train services
- Light and airy sitting room wood burning stove
- Double glazing and gas central heating
- Kitchen which leads through to the versatile utility room
- Road links to the M6 Motorway
- Two double bedrooms
- Gardens to both the front and rear
- Three piece suite bathroom
- On street parking

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND B

TENURE: FREEHOLD

DIRECTIONS

Heading south out of Kendal on the A65, pass the leisure centre and at the traffic lights turn left onto Heron Hill. Take the next turning on the right into Esthwaite Avenue and passing the shop proceed up the hill taking the first turning on the right into Loughrigg Avenue. Number 4 can be found on the right hand side.

WHAT3WORDS: stick.visa.silk





GROUND FLOOR

ENTRANCE HALL

3' 5" x 3' 2" (1.03m x 0.97m)

SITTING ROOM

12' 0" x 11' 2" (3.67m x 3.41m)

KITCHEN

9' 9" x 7' 5" (2.97m x 2.27m)

BEDROOM

11' 7" x 10' 1" (3.53m x 3.08m)

INNER HALLWAY

7' 6" x 7' 3" (2.28m x 2.21m)

BEDROOM

10' 9" x 6' 11" (3.27m x 2.11m)

BATHROOM

6' 1" x 4' 10" (1.85m x 1.48m)

UTILITY ROOM

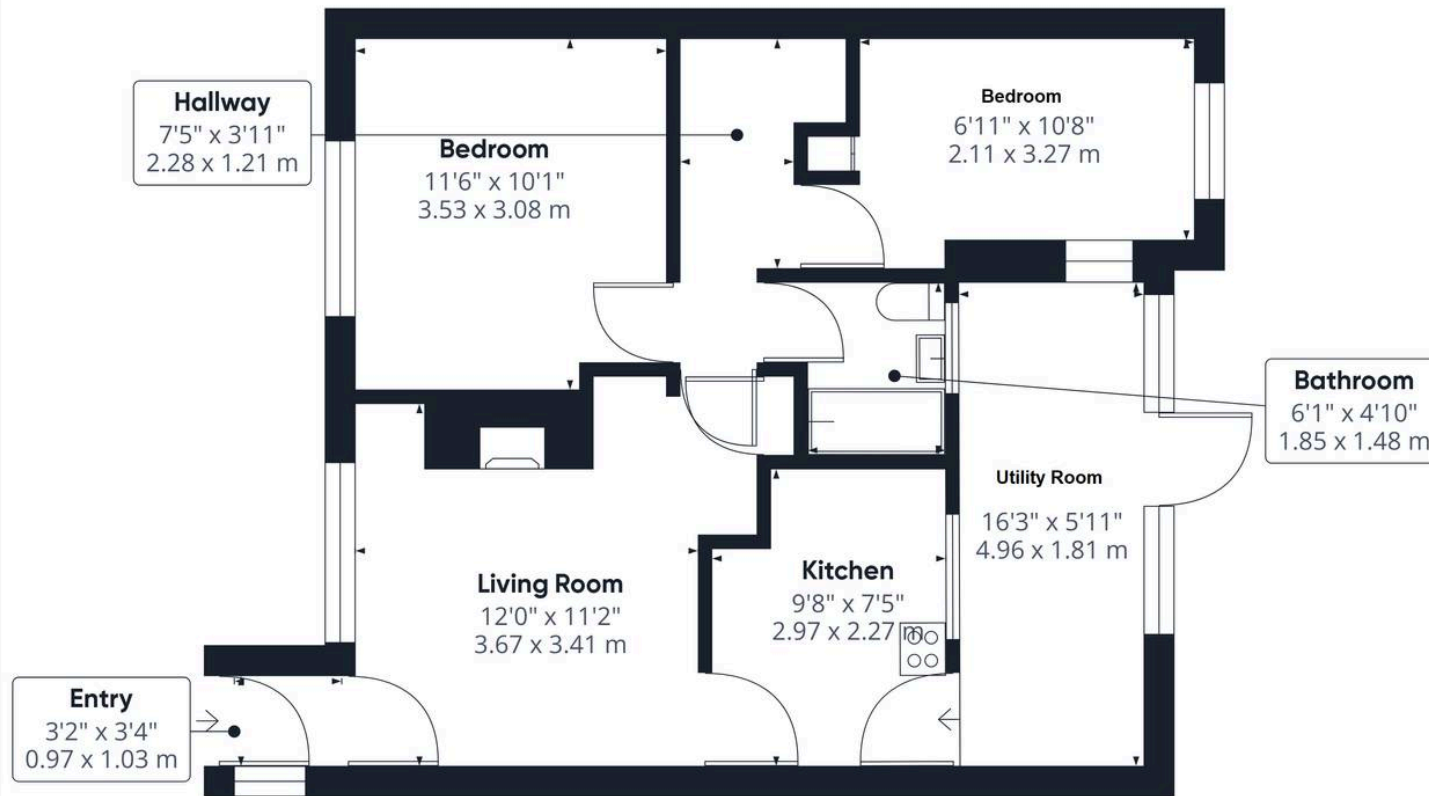
16' 3" x 5' 11" (4.96m x 1.81m)











Approximate total area⁽¹⁾

581.68 ft²

54.04 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

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