



30 Westwood Avenue, Kendal - LA9 5BB

Guide Price £315,000







## 30 Westwood Avenue

Kendal, Kendal

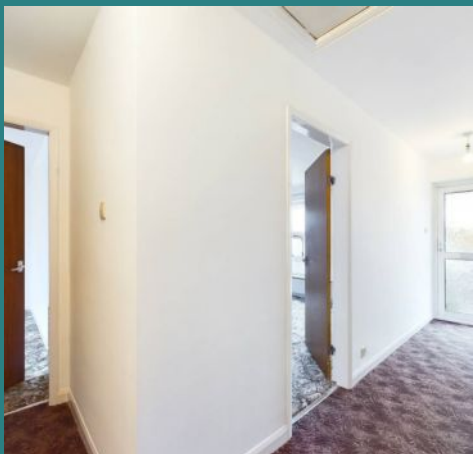
A three bedroom semi-detached bungalow with far-reaching views in the sought-after location of Westwood Avenue. Internally the bungalow has generous living areas and is well laid out. Outside benefits from a garden area to the front along with a large driveway and a detached garage, providing ample parking and storage space. The rear of the property has vegetable plots and raised patio seating areas creating a peaceful and relaxing atmosphere. NO CHAIN

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Directions: From our Kendal office head along Stricklandgate then turn right at the traffic lights along Allhallows Lane bearing left along Beast Banks onto Greenside. Turn left onto Bankfield Road and then right onto Brigsteer Road. Turn left onto Underwood continuing onto Stainbank Road then left onto Westwood Avenue.





## ENTRANCE

At the front of the property, the uPVC entrance door with privacy glazing opens into the hall.

## HALL

Doors open to the lounge, bedrooms, wet room, WC, and kitchen diner. Double doors open to the airing cupboard housing the hot water cylinder. There is a radiator, a cupboard housing the electric metre, and an access hatch with a ladder to the insulated loft space.

## LOUNGE

15' 2" x 13' 9" (4.62m x 4.19m)

The lounge has a fire sat in a pale fireplace with a timber surround, a radiator, and a uPVC double-glazed window on the front aspect.

## BEDROOM THREE

9' 11" x 9' 9" (3.02m x 2.97m)

Positioned at the front of the property, this room has a radiator and a uPVC double-glazed window.

## WET ROOM

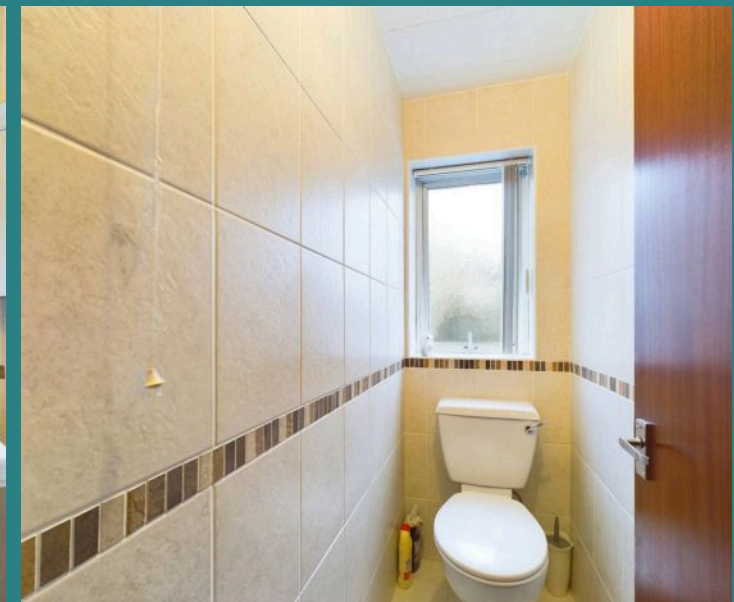
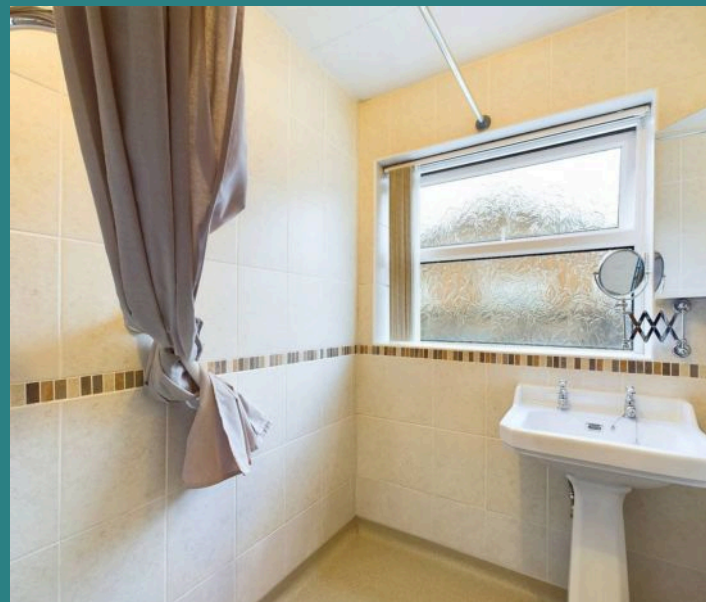
5' 4" x 1' 11" (1.63m x 0.58m)

The suite comprises a wet room shower and chrome ladder radiator. There is a wall-mounted cabinet with a mirrored door and a uPVC double-glazed window with privacy glazing.

## W.C.

5' 4" x 2' 6" (1.63m x 0.76m)

With a w.c. and a uPVC double-glazed window.







### **KITCHEN/DINER**

14' 7" x 9' 9" (4.45m x 2.97m)

The kitchen has a range of fitted units, one housing the Glow Worm boiler, and a complementary worktop. There is a stainless steel sink, an integrated oven, a four-burner gas hob and extractor fan, space for an under-counter fridge, space with plumbing for a washing machine, and space for a tumble dryer. There is a radiator and a uPVC double-glazed window overlooking the rear garden. To the side are a uPVC window and an external door.

### **BEDROOM ONE**

12' 9" x 10' 10" (3.89m x 3.30m)

This room has a radiator and a uPVC double-glazed window to the rear.

### **BEDROOM TWO**

14' 6" x 7' 11" (4.42m x 2.41m)

This room has a built-in wardrobe with storage above, a radiator, and a uPVC double-glazed window to the rear.



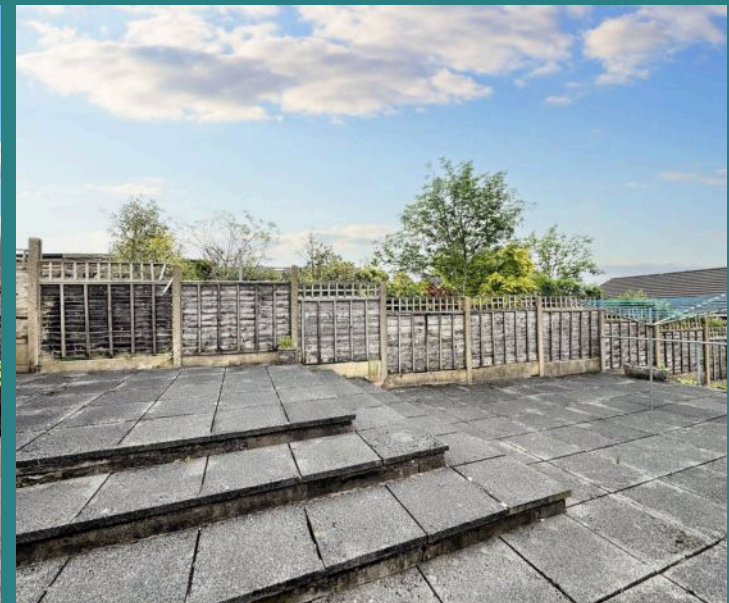


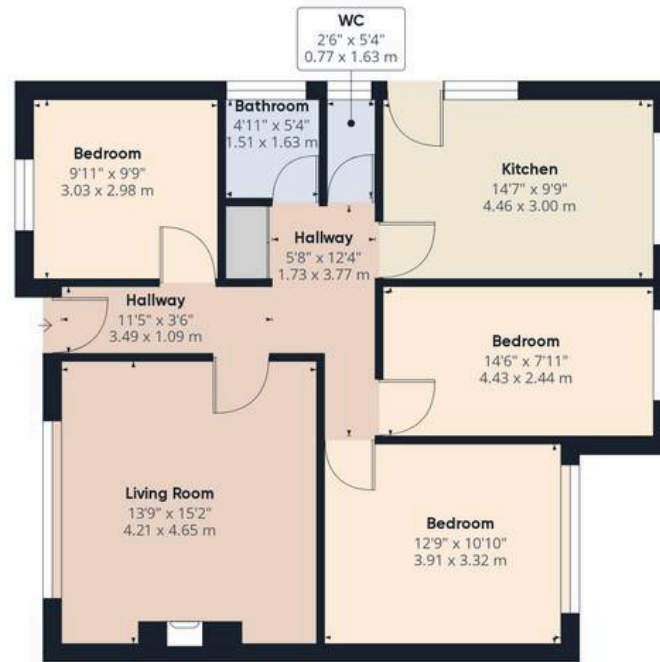
## Front Garden

To the front is a block-paved drive leading to the garage; there is a decorative gravel area with well-stocked planted borders and a block-paved path along the front.

## Rear Garden

To the rear is a good sized tiered garden with vegetable beds, seating areas, a block-built garden shed, a pond greenhouse, and planted flower beds.





Ground Floor Building 1



Ground Floor Building 2





## Arnold Greenwood Estate Agents

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