



Kendal

£215,000

9 Stonecross Gardens, Kendal, Cumbria , LA9 5TB

This modern end of terrace bungalow forms part of a retirement complex for those over 55 years of age, set in attractive mature grounds with private parking. 9 Stonecross Gardens is located on the south side of town. It offers residents easy access to local shops, restaurants, bars and Supermarkets, Leisure Centre and the renowned Brewery Arts Centre.

Quick Overview

End terraced bungalow
Two double bedrooms
Excellent fitted kitchen
Spacious living room
Over 55's accommodation
Fabulous communal grounds
Residents parking
Ultrafast Broadband*



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Ultrafast
available



Residents
parking

Property Reference: k6983



Living Room



Living Room



Kitchen/Dining Room



Kitchen/Dining Room

It's a desirable location, having a bus stop right outside providing easy access to the town and Kendal bypass for the nearby Lakes and Junction 36 of the M6 motorway can be easily reached.

As you enter you are greeted by the hallway with access to loft space. Two useful cloaks/store cupboards. Airing cupboard with Worcester combi boiler, gas central heating boiler and shelving for linen.

The spacious, well planned living space enjoys a south facing living room which is bright surrounded by a window to the side and full height double glazed dual aspect windows overlooking the patio and garden. With a Dimplex electric fire perfect for cosy winter evenings.

The generous dining kitchen with sliding doors to private patio area is fitted with an attractive range of ample wall and base units with complementary working surfaces. Featuring integrated appliances of a Bosch 4 ring hob, oven, microwave, extractor fan and a sink featuring a separate hot water tap. Also having plumbing for a washer/dryer.

The property boasts two good sized bedrooms. One having built in wardrobe and storage units. The wet room features a shower, wc, pedestal wash basin and panelled bath.

Outside the property is set in attractive communal gardens surrounded by lawned areas with mature trees and shrubs, boasting a patio on which to sit and enjoy the afternoon sun.

Accommodation with approximate dimensions:

Entrance Hall

Living Room 15' 5" x 11' 9" (4.70m x 3.60m)

Kitchen/Dining Room 19' 8" x 11' 1" (6.00m x 3.40m)

Bedroom 1 11' 8" x 8' 2" (3.56m x 2.50m)

Bedroom 2 11' 9" x 8' 6" (3.60m x 2.60m)

Wet Room

Property Information:

Parking: Residents parking spaces available..

Tenure: Leasehold - Held on the balance of a 999 year lease from 1st March 1987.

Service Charge - the current charge for 2024 is £1,800 to include buildings insurance, outside, window cleaning, gardening and maintenance of all common parts, window frames and the roof.

All occupiers having equal share of the freehold.

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

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What 3 Words & Directions: ///torch.flash.twigs

From Kendal Town centre proceed south along Milnthorpe Road (A6) and through the traffic lights at the junction with Romney Road. Take the third turning left into the entrance to Stonecross Gardens and Stonecross Nursing Home, follow the drive up bearing right to the top of the cul-de-sac. Number 9 can then be found on your left.

Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.

Disclaimer: 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 16/08/2024.

Agents Note: This property is for the over 55's and only to be used as a permanent residence not allowing pets in the development.

A thought from the owners: This is a bright and sunny property with easy access to the town.

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Bedroom One



Bedroom Two



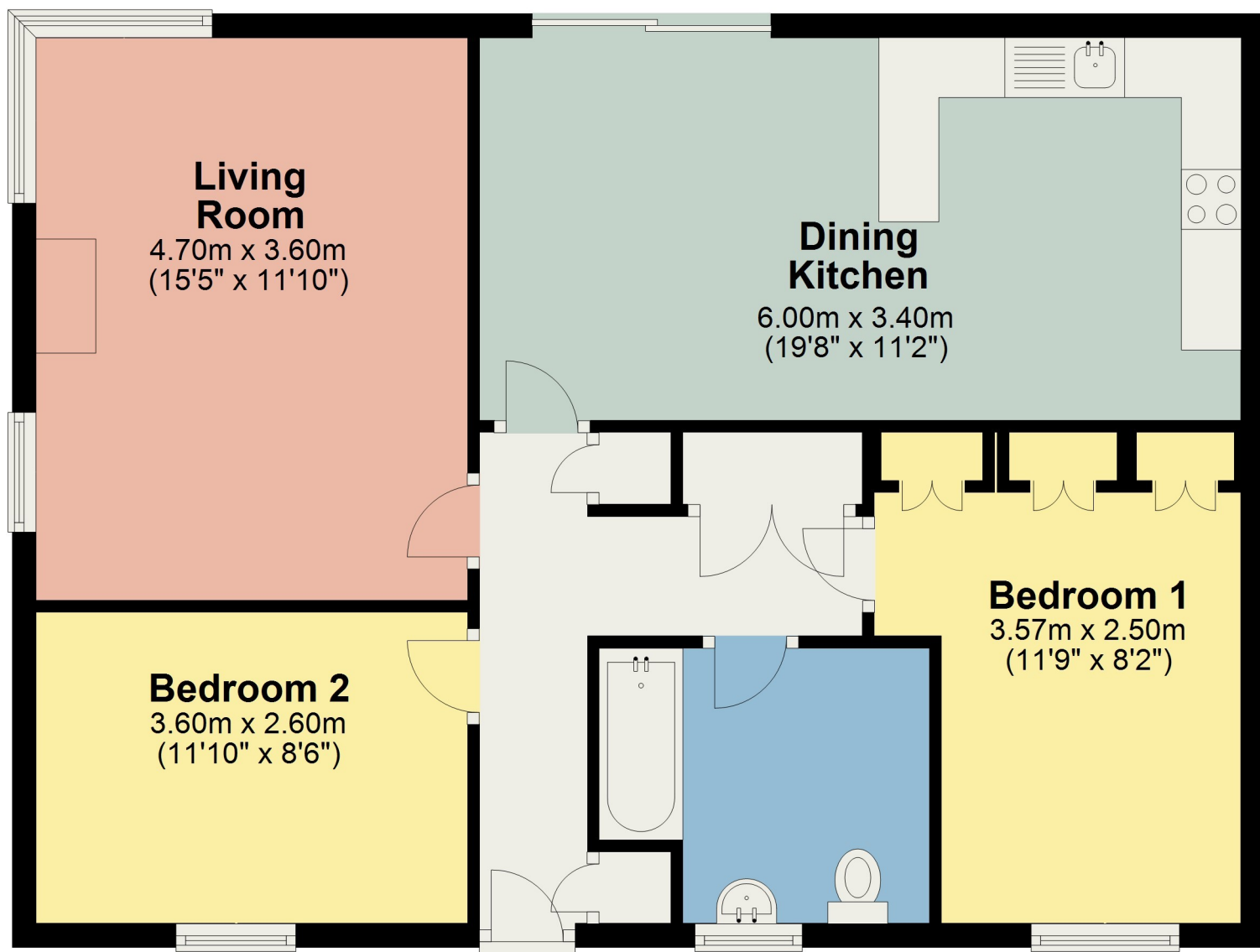
Wet Room



Patio

Ground Floor

Approx. 74.7 sq. metres (804.1 sq. feet)



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Request a Viewing Online or Call 01539 729711