



Kendal

Auction Guide Price of £180,000

69b Bellingham Road, Kendal, Cumbria , LA9 5JY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000. This property will be legally prepared enabling any interested buyer to secure the property immediately, once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This semi-detached bungalow, positioned on a generously sized corner plot, offers easy-to-manage living spaces complemented by front, rear and side gardens. Now requiring updating, the property presents an excellent opportunity for its new owners to craft a home tailored to their individual needs and tastes. Offered for sale with vacant possession, this property is ready for an enthusiastic new owner.

Quick Overview

- Semi-detached bungalow
- Quiet location on fringe of town
- Great renovation opportunity
- Living Room
- Kitchen with snug/breakfast area
- Two double bedrooms & bathroom
- Driveway & detached garage
- Front, side and rear gardens
- No upward chain!
- Ultrafast broadband speed



Property Reference: K7010



Entrance Hall



Living Room



Kitchen



Kitchen

Situated in a quiet location on the southern fringe of the market town of Kendal, the bungalow benefits from proximity to a local bus route leading into the town and enjoys easy access to the Kendal By-Pass. Stepping through the front door, the entrance hall provides access to the living room, kitchen, both bedrooms and the bathroom.

The living room, bright and welcoming, features a full-height window overlooking the front garden, allowing natural light to flood the space. A fitted fireplace with a gas fire.

The kitchen is equipped with wall and base units, an inset sink and drainer and a window overlooking the side garden. Additional features include part-tiled walls, a built-in double oven and a four-ring gas hob. There is an alcove which houses a mounted gas boiler and room for a fridge/freezer. To the rear of the kitchen, there is a snug area, ideal as a dining or breakfast nook, overlooks the rear garden.

Both bedrooms are generously sized doubles. The first bedroom enjoys an aspect over the rear garden, while the second overlooks the front. The bathroom comprises a three-piece suite, including a panel bath, pedestal wash hand basin and WC. Along with part-tiled walls, a radiator and a window.

Outside, the property boasts well-maintained gardens on all sides. The front garden features a lawn area bordered by mature trees, the side garden offers additional lawn space with a patio area perfect for outdoor seating and the rear garden provides a level lawn ideal for relaxation or further landscaping. The property also benefits from a detached garage and offers off-road parking in front of it.

This property is a blank canvas, ready for transformation into a home that reflects your personal style and vision. Whether you're a first-time buyer or an experienced renovator, this bungalow offers endless potential. Don't miss the chance to make it your own-schedule a viewing today and begin the journey toward creating your dream home.

Accommodation with approximate dimensions:
Ground Floor

Entrance Hall

Living Room
16' 0" x 11' 4" (4.89m x 3.47m)

Breakfast Kitchen
9' 4" x 8' 3" (2.85m x 2.54m)

Breakfast/Snug area
17' 3" x 5' 10" (5.26m x 1.80m)

Bedroom One

12' 6" x 11' 4" (3.82m x 3.47m)

Bedroom Two

9' 3" x 8' 4" (2.84m x 2.55m)

Bathroom

Detached Garage

Parking: Driveway leading up to the detached garage.

Property information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax - Band C

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.

What3Words & Directions: ///enter.select.older

Bellingham Road can be found by leaving on the Milnthorpe Road, proceed past the Stonecross Manor hotel on your right and take the next left turning into Kent Park Avenue. At the first junction with Bellingham Road turn right and follow the road along 69b is than found on the corner on your right handside

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: 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).

Agent Note: Please note that the sale of this property is subject to probate which has not yet been granted.



Bedroom One



Bedroom Two



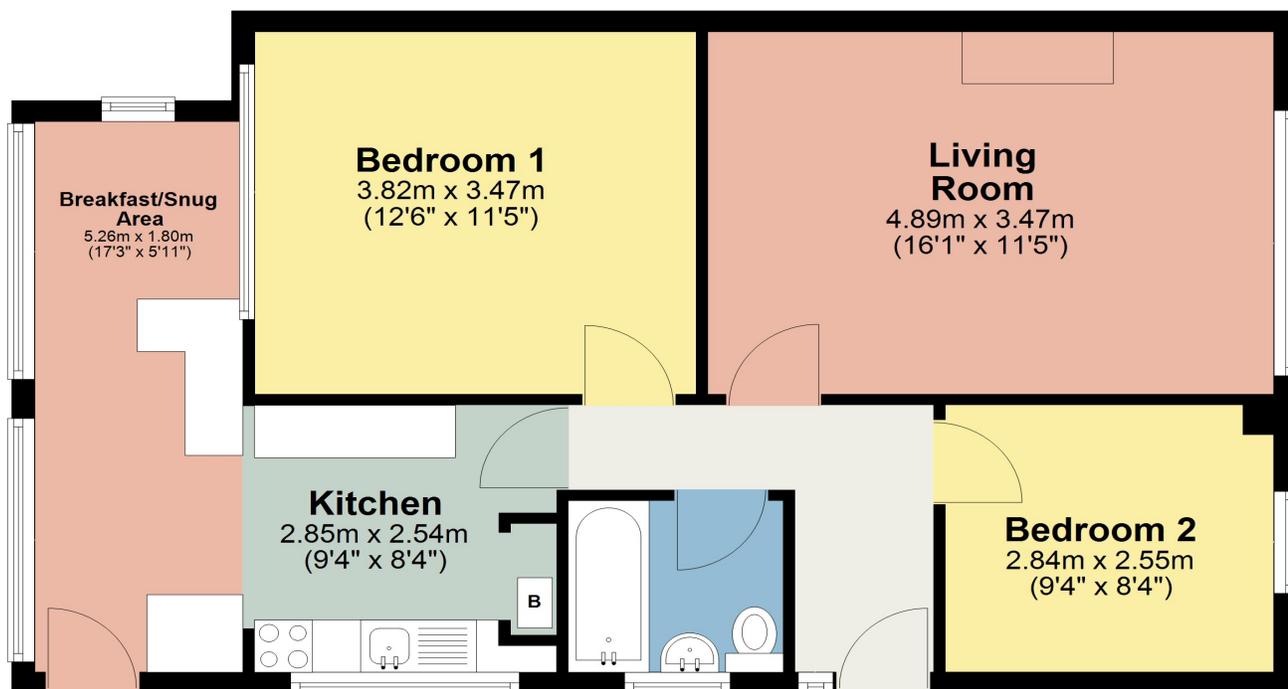
Bathroom



Rear Garden

Ground Floor

Approx. 64.5 sq. metres (694.2 sq. feet)



Total area: approx. 64.5 sq. metres (694.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

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 24/01/2025.

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