



5 Hayclose Road, Kendal, Cumbria, LA9 7NE

£144,950

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Introduction

This easily managed 2 bedroom mid terrace bungalow is located on a popular residential area with excellent access to the regular bus service and trains.

It has low maintenance gardens, off road parking and offers buyers further scope to personalise/update in places. There is gas central heating fitted and UPVC double glazing throughout. An ideal retirement property/investment/first purchase!

Kendal is known as the Gateway to the Lakes and is located easily from junction 36 or 37 of the M6 motorway. Kendal train station links to Windermere Station and Oxenholme Station services London Euston.

Kendal Parks is located on the Southern with doctors, shops, supermarket, mainline train station, reliable bus route into Kendal town and general hospital all within close proximity. Access to the M6 motorway is a short drive away at junction 36



Accommodation

The entrance porch has a UPVC double glazed door and side window. Hanging for cloaks and cupboard housing electric meter.

The contemporary style lounge has a central, brushed steel electric fire set within mahogany style surround. There is a front aspect from UPVC double glazed window and coving to ceiling. Television and telephone point fitted. Double central heating radiator.

Within the kitchen is a range of wall and base units with contour work surface incorporating a breakfast bar area and a single drainer stainless steel sink unit. There is plumbing in place for a washer, recess for fridge, tumble dryer and slot in cooker. A useful cupboard houses the Vaillant gas fired boiler and there is a pantry cupboard too. Partial tiling to walls, Xpelair extractor and lino flooring. Side aspect from UPVC double glazed window and access to the rear garden from UPVC double glazed door.

The inner hall provides access to the loft via a hatch.

A spacious double bedroom is located to the front of the property with UPVC double glazed window. Coving to ceiling and central heating radiator.

To the rear is a single bedroom with garden aspect from UPVC double glazed window. Again there is coving to ceiling and central heating radiator.

A 3 piece suite is fitted in the bathroom and comprises WC, pedestal wash hand basin and panelled bath with Gainsborough shower over. There is a tiled floor, partial tiling to walls, UPVC double glazed window and central heating radiator.

OUTSIDE

The block paved driveway to the front provides off road parking for 1/2 vehicles.

To the rear of the property is a gated level garden with lawn area, decorative pebbles and concrete patio. Timber garden store. Beyond the garden, is a rear access for moving wheelie bins etc.

ROOM DIMENSIONS

Entrance Porch

Lounge: 14'11 x 10'8 (4.55m x 3.25m)

Kitchen: 13'0 x 6'8 (3.96m x 2.04m)

Inner Hall

Bedroom: 11'9 x 9'4 (3.60m x 2.85m)

Bedroom: 9'0 x 6'2 (2.74m x 1.88m)

Bathroom: 6'8 x 5'11 (2.03m x 1.81m)



Directions

Leave Kendal heading south along Burton Road passing the Leisure Centre. At the traffic lights continue straight on into Oxenholme Rd and at the next lights turn left into Kendal Parks Road. Continue along and follow the road straight up bearing right into Hayclose Road. The property is to be found on the left hand side.

General Information

Services: Water, electric, gas and drainage connected.

Tenure: Freehold

Council Tax: Band B

EPC Grading D

Buyers Notes



TOTAL APPROX. FLOOR AREA 479 SQ.FT. (44.5 SQ.M.)

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