



**Kendal**

**£155,000**

16 Loughrigg Avenue

Kendal

Cumbria

LA9 7LB

Situated in a courtyard style setting this attractive and well presented semi detached bungalow offers an easy to manage layout with two bedrooms, living room, conservatory and a modern fitted kitchen and shower room. The property benefits from gas central heating and UPVC double glazing, a south facing garden and a brick paved driveway and garage in a block to the rear completing the picture.

Located on the fringe of Heron Hill close to local amenities the easy to manage accommodation offers an ideal retirement home or first time buyer purchase. Tastefully decorated and with carpets and blinds included, together with no upward chain and early possession available the next step is an appointment to view.

Property Ref: K5812





Living Room



Conservatory

**Description & Location:** This well presented semi detached bungalow offers an easy to manage layout with good sized living room, attractive fitted kitchen, utility area and conservatory, two bedrooms and a modern shower room with a walk-in shower. UPVC double glazing and gas central heating are installed and the property has the benefit of a garage, brick paved driveway and good sized gardens to three sides. With no up ward chain and vacant possession on completion an early appointment to view is highly recommended.

Loughrigg Avenue is situated in a quiet position on the fringe of Heron Hill being close to all local amenities including, shops, schools, doctors and the Kendal Leisure Centre. The property can be found by leaving Kendal on the Burton Road, proceeding past the Leisure Centre and

taking the first turning left immediately after the traffic lights. Turn right onto Esthwaite Avenue and then first right into Loughrigg Avenue number 16 can then be found on your right hand side at the head of an attractive courtyard style setting.

**Accommodation with approximate dimensions:**

**Entrance Porch** with UPVC double glazed door and window, electric panel heater and wall light point.

**Living Room** 11' 11" x 11' 2" (3.63m x 3.4m) with UPVC double glazed window to the front. Attractive fireplace with modern inset electric Dimplex fire. Radiator and TV aerial point. Door to inner hall.

**Fitted Kitchen** 10' x 7' 3" (3.05m x 2.21m) fitted with an attractive range of wall and base units with complementary working surfaces with inset bowl and half stainless steel sink and co-ordinating part tiled walls. Built in oven and four ring halogen hob with cooker hood over. Attractive tiled floor, radiator and UPVC double glazed window and door to:

**Utility Area** with Baxi gas boiler, work surface, plumbing for washing machine and space for fridge. Laminate flooring that runs through to the:

**Conservatory** 8' 10" x 7' 10" (2.69m x 2.39m) UPVC double glazed with door to garden. Laminated flooring, wall light point and electric panel heater.



Fitted Kitchen

**Inner Hall** with shelved linen cupboard with hot water cylinder. Access to loft space.

**Bedroom 1 (front)** 11' 5" x 10' 1" (3.48m x 3.07m) overlooking the front garden, UPVC double glazed window, radiator and excellent wardrobe unit with folding doors.

**Bedroom 2 (rear)** 8' 8" x 7' 5" (2.64m x 2.26m) with aspect to the rear garden and the Helm in the distance. UPVC double glazed window and radiator.

**Shower Room** having complementary tiled walls, and fitted bathroom furniture with wash hand basin and WC. Large walk in shower cubicle with Bristan shower, extractor fan and UPVC double glazed window. Radiator, down lights and coving to ceiling.

**Outside:** Garage

(15'9" x 7'10") (4.80m x 2.38m)

Situated in block to the rear of the bungalow with up and over door. The garage is first on your left as you get to the bottom of the steps immediately behind the bungalow.

The bungalow has the benefit of attractive well tended gardens to the front, side and rear. The front being gravelled for ease of maintenance the side with mature planted border. To the rear is a private south facing enclosed garden offering privacy with paved patio and garden shed. A side gate leads out to a brick paved drive and a short flight of steps down to the garage.



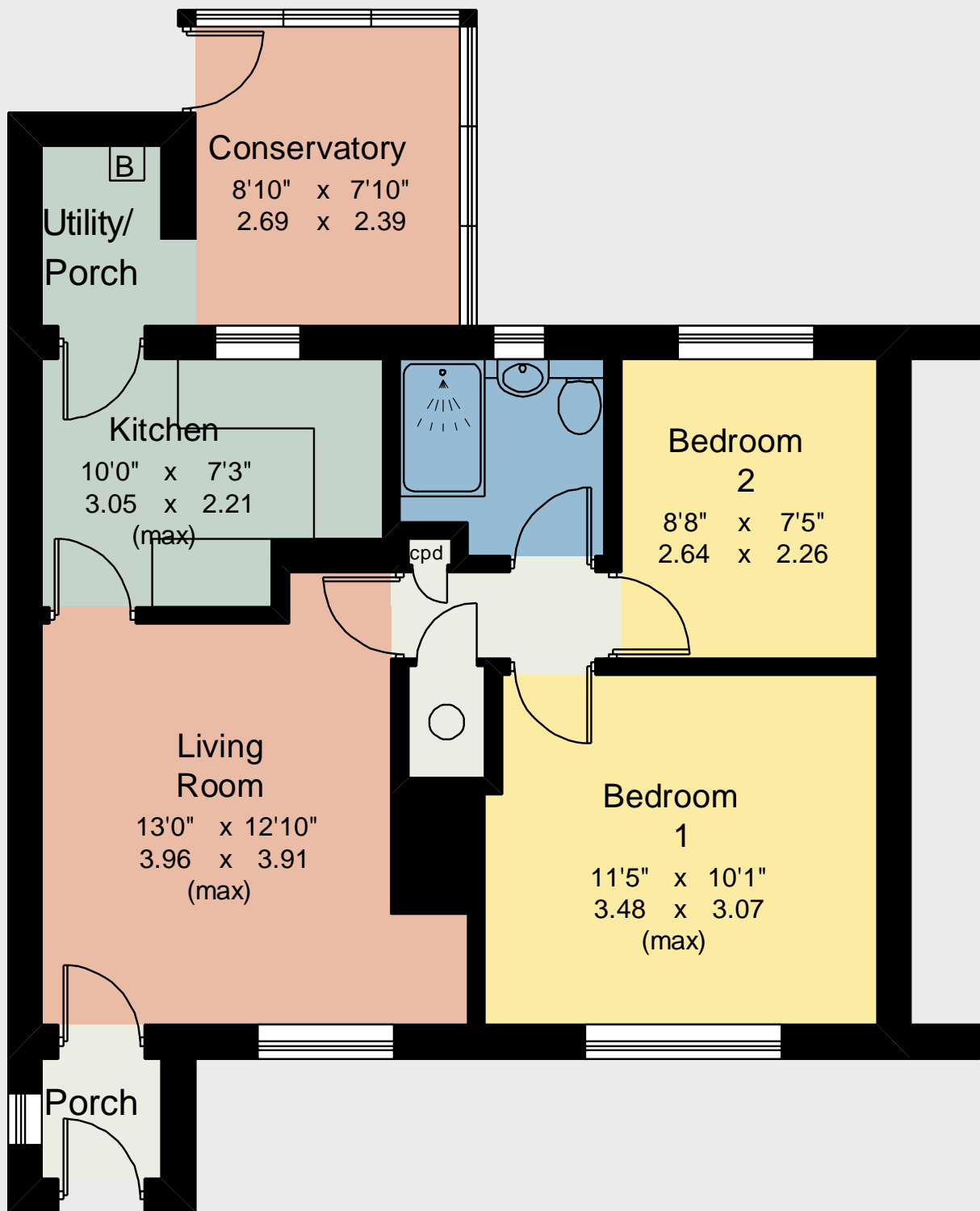
Shower Room

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

**Council Tax:** South Lakeland District Council - Band B

**Viewing:** Strictly by appointment with Hackney & Leigh - Kendal Office

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



Approx Gross Floor Area = 597 Sq. Feet  
= 55.34 Sq. Metres

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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.