



Kendal

£260,000

57 Valley Drive

Kendal

Cumbria

LA9 7AQ

This modern detached two double bedroom true bungalow fronting Valley Drive in a popular and most convenient residential location. Built in the 1970's and owned from new by the vendor the bungalow stands on a large corner plot with a particularly private enclosed rear garden, a level driveway and good sized garage.

The property has been well maintained and has the benefit of gas central heating and UPVC double glazing, yet is now ready for some works of upgrading and improvement with the potential for a new owner to perhaps alter and extend the current layout to suit their own needs. No upward chain and early possession available - the next step is an appointment to view.

Property Ref: K6183

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Kitchen



Bedroom 1



Bedroom 2

Description: Owned from new by the vendor this detached two bedroom true bungalow stands on a large corner plot with gardens to all sides, a level driveway and good big garage. The layout is easy to manage with two bedrooms, bathroom, large living room and fitted kitchen and has recently been decorated and with new carpets laid. Gas central heating and double glazing are installed and the size of the plot offers clear potential for alteration and extension. There is no upward chain and early possession is available.

Location: From Kendal Town Centre proceed south along Aynam Road and then turn left into Parkside Road opposite K Village. Follow the road up, taking the right turning onto Valley Drive. Continue a short way along, with number 57 being found on your left with the garage and driveway accessed off the side road.

The property is located close to the mainline railway station at Oxenholme and is within easy walking of a bus route, local shops, schools, and the Kendal Leisure Centre.

Accommodation: (with approximate dimensions)

Entrance Hall with UPVC part glazed entrance door, radiator, loft access and useful storage cupboard with shelving.

Living Room 15' 0" x 12' 4" (4.57m x 3.76m) light and airy with a double glazed picture window to the front and a double glazed window to the side. Fitted gas fire, radiator and coving to ceiling.

Kitchen 12' 10" x 7' 5" (3.91m x 2.26m) with a double glazed window overlooking the side garden. Fitted with a range of wall and base units with complimentary work surfaces and inset stainless steel sink with drainer, co-ordinating part tiled walls. Kitchen appliances include an integrated fridge and freezer, built in Hotpoint oven and four ring ceramic hob with extractor hood over. Useful pantry with shelving, radiator and door leading to the garage.

For a Viewing Call 01539 729711



Living Room

Bedroom 1 (front) 12' 0" x 9' 2" (3.66m x 2.79m) a good double bedroom with double glazed window and radiator.

Bedroom 2 (rear) 10' 6" x 9' 0" (3.2m x 2.74m) overlooking the rear garden with double glazed window, radiator and fitted wardrobes with matching dressing table, mirror and light.

Bathroom with part tiled walls and co-ordinating tiled flooring. A three piece suite comprises; panelled bath with shower over, pedestal hand wash basin and WC. Mirrored medicine cabinet, double glazed window and radiator.

Outside:

Attached Garage 18' 1" x 9' 6" (5.51m x 2.9m) with up and over door, light point, window and door to the rear garden. Wall mounted Worcester Bosch boiler.

The bungalow stands on a large corner plot with mature gardens to all sides including a level driveway providing off road parking.

Tenure: Freehold.

Council Tax: South Lakeland District Council - Band C.

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

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

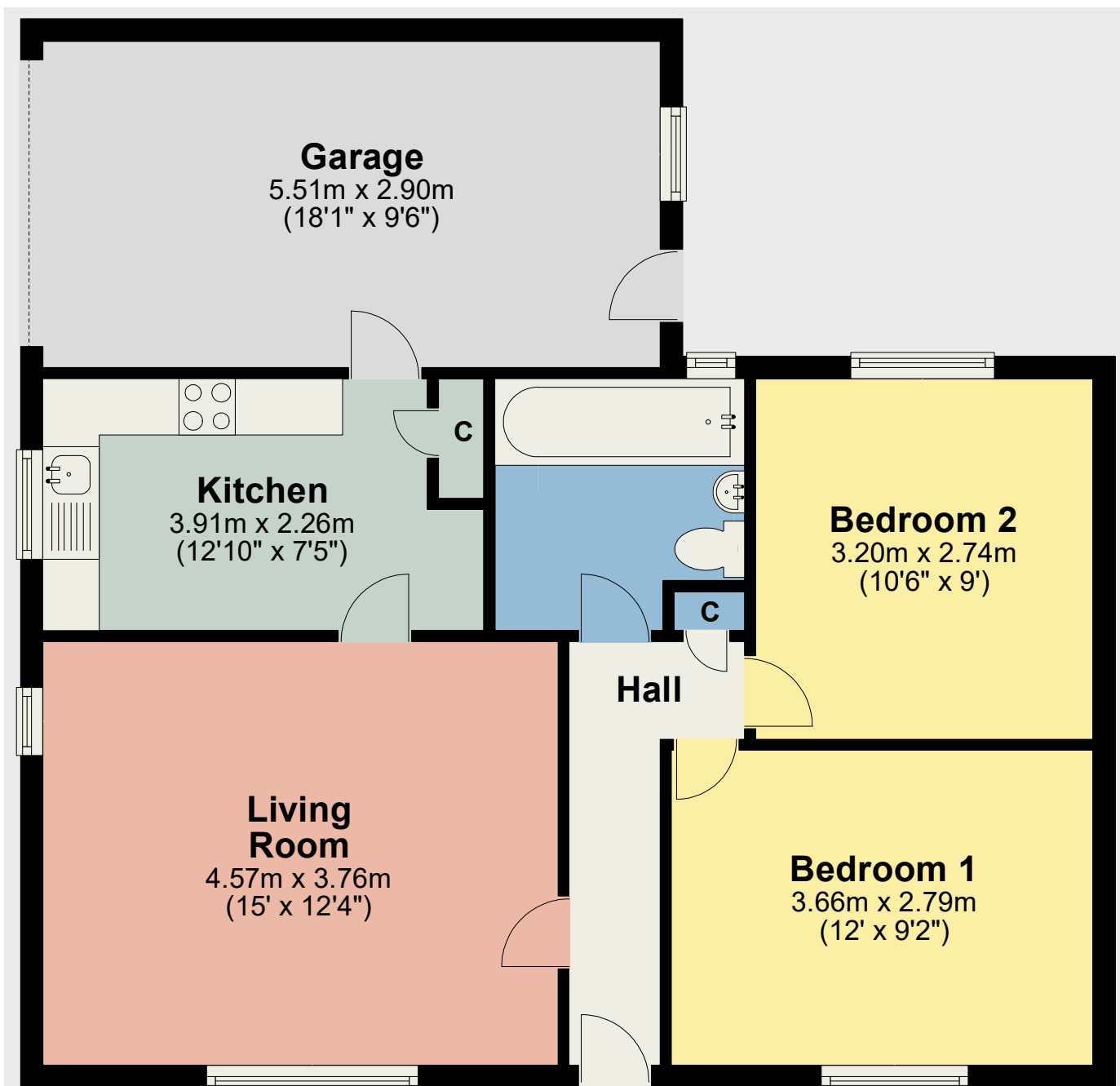
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bathroom



Side Elevation



Total area: approx. 72.3 sq. metres (778.5 sq. feet)

For illustrative purposes only. Not to scale. K6183

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.