



## Oxenholme

**£125,000**

6 Bleaswood Road  
Oxenholme  
Kendal  
Cumbria  
LA9 7EY

A purpose built first floor flat with a well planned spacious layout offering two double bedrooms, a bathroom, large living room and fitted dining kitchen. The flat benefits from gas central heating and double glazing and enjoys pleasant aspects to both the front and rear together with a private enclosed garden.

Conveniently situated off Helmside Road in the centre of the village on the fringe of a cul-de-sac and being close to the local shop and with the mainline Oxenholme railway station only a short walk away. A flat that is ideal for those seeking their first step on the property ladder or as a buy to let investment property.

Property Ref: K6185







Living Room



Bedroom 1

**Description:** A purpose built two bedroom first floor flat with double glazing and gas central heating and having the benefit of pleasant aspects to the front and rear together with an enclosed private rear garden. The accommodation briefly comprises of: private entrance hall and landing, good living room, fitted dining kitchen, two good double bedrooms and bathroom. No upward chain and early possession available.

**Location:** Situated in the Village of Oxenholme, Bleaswood Road can be found by leaving Kendal on the Burton Road and turning left into the Village. Take the first left after the village shop onto Bleaswood Road, then first left again and number 6 is then found a short way down this cul-de-sac on the left.

**Accommodation with approximate dimensions:**

**Ground Floor** Private Entrance Hall with part glazed door, meter cupboard and staircase to:

**First Floor**

**Landing** with laminate flooring, radiator and access to loft.

**Living Room** 12' 6" x 12' (3.81m x 3.66m) a light and airy room with double glazed picture window and aspect across to The Helm. Modern fireplace with inset electric fire and two matching shelved fireside alcoves. Laminate flooring, radiator and TV aerial and telephone point.



Dining Kitchen

**Dining Kitchen** 13' 5" x 9' 4 max" (4.09m x 2.84m) with UPVC double glazed window to the side elevation and a UPVC double glazed window to the rear enjoying views across roof tops to Scout Scar and the surrounding countryside. Fitted with a range of wall and base units with complementary working surfaces and inset single drainer stainless steel sink, co-ordinating part tiled walls. Slot in Indesit double oven with electric hob, stainless steel cooker hood and extractor and plumbing for washing machine. Laminate flooring, radiator and boiler/broom cupboard with British Gas combination gas boiler.

**Bedroom 1 (front)** 12' x 10' 7" (3.66m x 3.23m) again with aspect across to The Helm. Double glazed window, radiator and laminate flooring. Deep built in over stairs wardrobe.

**Bedroom 2 (rear)** 10' 3" x 10' 3" (3.12m x 3.12m) with UPVC double glazed window and roof top views to the Scout Scar and beyond. Laminate flooring, radiator and fitted wardrobe cupboard.

**Bathroom** with part tiled walls and UPVC double glazed window. A three piece suite comprises; a panel bath with Triton shower over, wash hand basin and WC. Large shelved linen cupboard. Radiator.

**Outside:** The flat has the added benefit of a private rear garden with paved patio, lawn and mature shrubs.



Bathroom

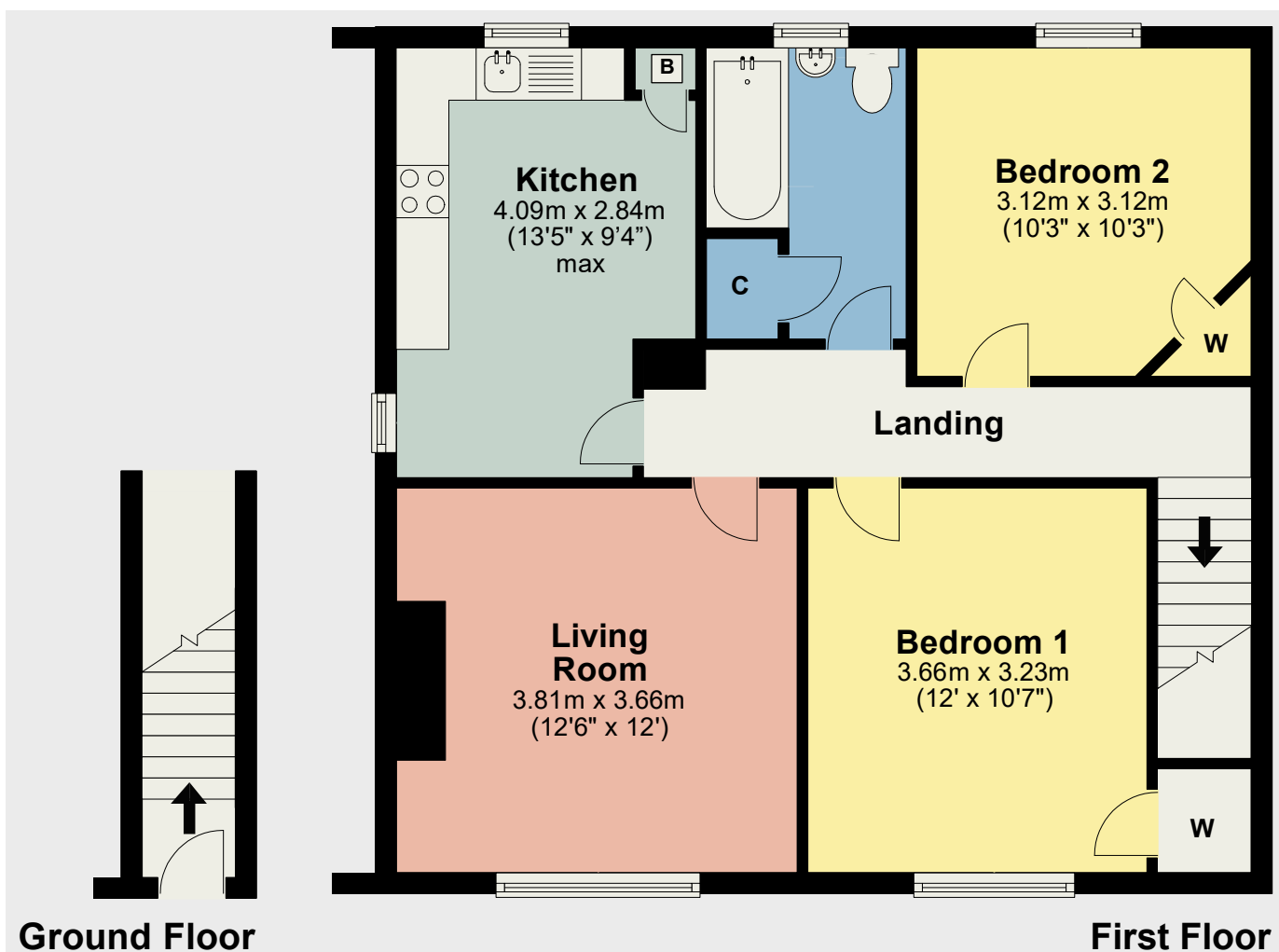
**Services:** mains electricity, mains gas, mains water and mains drainage.

**Tenure:** Leasehold - Held on the balance of a 999 year lease as of 1st May 1970 with a Peppercorn ground rent.

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

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

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



Total area: approx. 65.6 sq. metres (706.3 sq. feet)

For illustrative purposes only. Not to scale. REF: K6185

A thought from the owners...The flat has been an ideal starter home before our son's next step.

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.