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Tel: 01538 725 582
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33 Willow Drive, Kendal, LA9 6AY

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33 Willow Drive Kendal £159,950

Only a short distance from the bus routes Schools and Supermarkets, this 2 bedroom semi detached bungalow offers those wishing to cosmetically modernise a home, the opportunity to finish to their own specification. It has benefitted from recently installed UPVC double glazing, fascias and guttering.

Features

- UPVC Double Glazed Windows
- Gas Central Heating
- Single Detached Garage
- Off Road Parking For Several Vehicles
- Front & Rear Gardens
- Excellent Scope for Cosmetic Upgrading
- Plastic Fascias & Gutterings
- Within Close Proximity to Local Bus Service
- No Upward chain



Accommodation

The property is entered via a glazed hardwood door into a porch area. Beyond is a spacious lounge dining area with large UPVC double glazed window which provides a good degree of natural light and has a radiator fitted.

Within the kitchen is a range of wood wall and base units with contour worksurface incorporating a single drainer stainless steel sink unit. There is a built in oven with 4 ring electric hob and extractor over. Plumbing is in place for a washer/dishwasher and there is partial tiling to walls and radiator fitted. A UPVC double glazed window offers a front aspect and a UPVC double glazed door provides access to the side drive.

From the inner hall there are two double bedrooms and bathroom. This area offers storage which houses the Vaillant gas fired boiler and provides access to the loft via hatch.

The main double bedroom has a rear aspect, telephone point and radiator fitted and the slightly smaller 2nd bedroom also has a garden aspect from UPVC double glazed windows. Radiator.

A 3 piece suite is provided in the bathroom comprising WC, wash hand basin and panelled bath with an electric Mira shower over. There is complementary tiling to walls and UPVC double glazed window to side. Radiator.

Potential buyers are recommended to view internally to fully appreciate the potential and scope this property offers!

Outside

To the front of the property is a small sloping garden area with planted shrubs and heathers for ease of maintenance. Adjacent is a gated driveway offering parking for several vehicles and beyond a single detached garage 16'7 x 8'1 (5.06m x 2.48m) with up and over door. The rear garden is sloping and offers new buyers the option to have a planted garden or scope to clear and landscape.

Location

Kendal is known as the Gateway to the Lakes and is easily reached from Junction 36 and 37 of the M6 motorway. Kendal train station links to Windermere Station and Oxenholme station servicing London Euston. The property is on the Larch Grove development, built in approximately the late 1960's and is sought after due to its close proximity to schools, supermarkets and close to a regular bus route.

Directions

Leave Kendal heading South along Aynam Road bearing left into Lound Road. Take a left turn into Parkside Road and proceed for approximately ½ a mile passing Netherfield Cricket Club. Continue up the hill and pass under the railway bridge taking the next left into Larch Grove. Take a left turn into Willow Drive and No. 33 is to be found on the right.

General Information

Services: Mains water, electric, gas and drainage connected.

Tenure: Freehold

Council Tax: Band C

EPC Grading D



Room Dimensions

Porch

Lounge 15'2 x 10' 11 (4.63m x 3.33m)

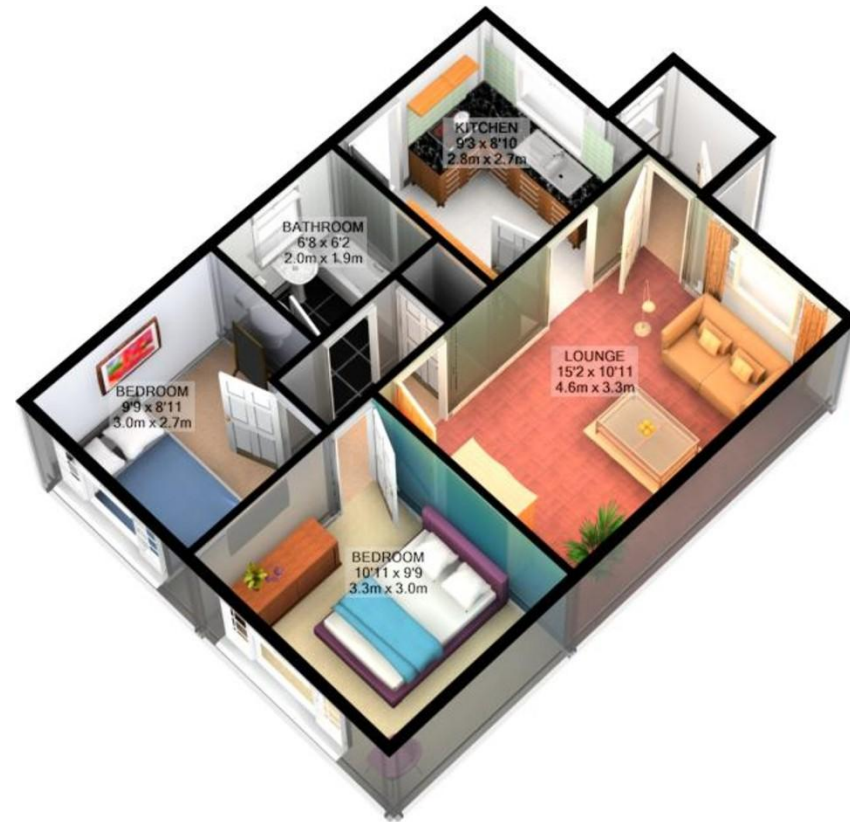
Kitchen 9'3 x 8'10 (2.83m x 2.71m)

Inner Hall

Bedroom 10'11 x 9'9 (3.34m x 2.98m)

Bedroom 9'4 x 8'11 (2.85m x 2.72m)

Bathroom



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Kendal Offices.

100 Highgate, Kendal LA9 4HE

Telephone. 01539 725 582

Email. property@milnemoser.co.uk

Milnthorpe Offices.

Westmorland House, The Square, Milnthorpe LA7 7QJ

Telephone. 015395 64600

Email. estateagents@milnemoser.co.uk

milnemoser
estate agents

www.milnemoser.co.uk

