



Kendal

**£210,000**

16 Rydal Mount  
Kendal  
Cumbria  
LA9 4RS

Located within a level walk of the town centre is this well presented and well maintained semi-detached true bungalow offers an easy to manage layout with two bedrooms, a modern fitted kitchen and shower room, and a pleasant living room with bay window.

The bungalow has the benefit of a gas central heating and UPVC double glazing. Outside is a good sized garage and a tarmac driveway providing off road parking and low maintenance gardens - and with no upward chain early possession is available.

Property Ref: K6282







Living Room



Bedroom 1

**Description & Location:** A modern semi-detached bungalow located in a convenient location just off Burnside Road. The living space is well presented and offers a fitted kitchen and modern shower room, two bedrooms and a living room. The windows are double glazed and gas central heating has been installed, there is a good sized garage and a driveway providing off road parking and easy to manage gardens to the front and rear.

The property can be found by leaving Kendal on the Windermere Road and at the traffic lights take the right turning onto Burnside Road. Follow the road along, taking the second turning on your left into Rydal Mount and number 16 can then be found on your left hand side.

**Location:**

**Accommodation with approximate dimensions:**

**Entrance Hall** UPVC double glazed window, radiator and coving to ceiling.

**Living Room** 11 plus bay' x 10' 8" (3.35m x 3.25m) UPVC double glazed bay window, fitted gas fire on polished hearth, coving and radiator.

**Kitchen** 8' 3" x 7' 11" (2.51m x 2.41m) fitted with a range of wall and base units with complementary working surfaces and single drainer stainless steel sink unit. Co-ordinating part tiled walls, built in oven and four ring gas hob with cooker hood and extractor over. Plumbing for washing machine, alcove for fridge, radiator and wall mounted Worcester boiler. UPVC double glazed window and door to outside.

**Bedroom 1 (front)** 10' 10" x 9' 10" (3.3m x 3m) with radiator, coving and UPVC double glazed window.

**Bedroom 2/Dining Room (rear)** 10' 2" x 7' 6" (3.1m x 2.29m) with two built in cupboards, UPVC double glazed window, radiator.

**Shower Room** with complementary part tiled walls, coving, radiator and UPVC double glazed window. A three piece suite comprises; large walk-in shower cubicle with Mira shower, pedestal wash hand basin and WC. Extractor fan and access to loft space.

For a Viewing Call 01539 729711





Kitchen

Outside:

**Detached Garage** 15' 11" x 7' 10" (4.85m x 2.39m) of concrete panel and asbestos construction . Up and over door, side door, window, power and light.

The bungalow has the benefit of a tarmac drive to the side providing off road parking. The gardens have been landscaped for ease of maintenance, the front with raised planted borders, the rear with patio and gravelled areas, outside tap.

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

**Tenure:** Freehold

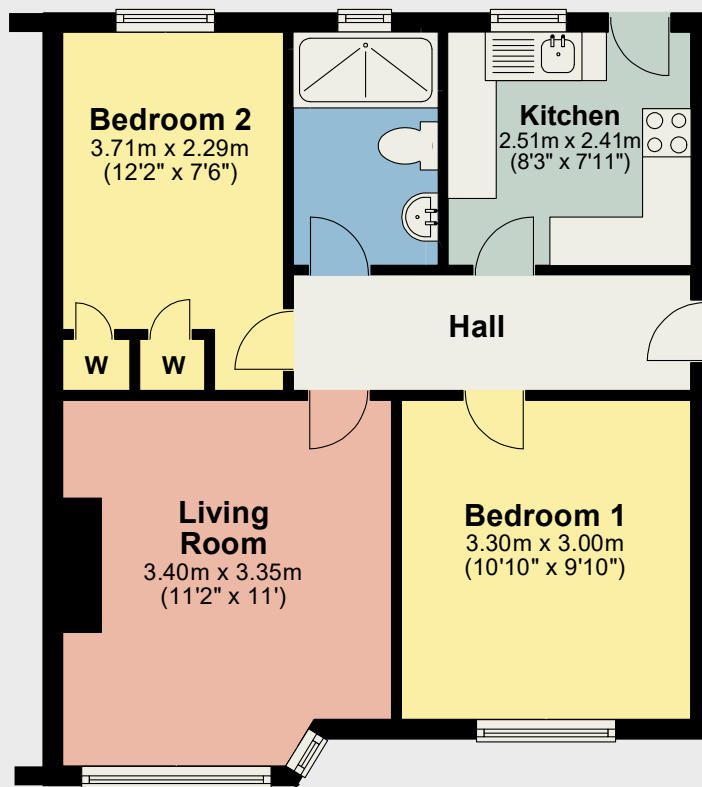
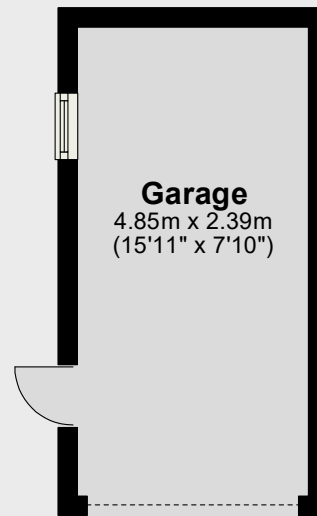
**Council Tax:** South Lakeland District Council - Band C

**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.



Shower Room



Total area: approx. 58.5 sq. metres (629.6 sq. feet)

For illustrative purposes only. Not to scale. REF: K6282

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