



## Kendal

**£192,500**

26 Wasdale Close  
Kendal  
Cumbria  
LA9 7JQ

A modern town house in an attractive location close to the local primary school, shops and amenities. A home that offers an easy to manage layout with a good living room that opens to the garden, a fitted kitchen, two double bedrooms and modern bathroom.

The property has the benefit of gas central heating and double glazing, enclosed private rear garden, a private parking space, and use of two visitor parking spaces. There is no upward chain and vacant possession is available on completion.

Property Ref: K6308







Living Room



Bathroom

**Description:** An attractive modern two bedroom house with fitted kitchen and tiled bathroom and a good sized living room. There is a good sized enclosed garden to the rear comprising a flagged patio and large gravelled area. At the front there is a private parking space and two visitor parking spaces for use by numbers 25,26,27 and 28. The property benefits from UPVC double glazing and gas central heating. An ideal home for the first time buyer or investor purchaser looking for a buy to let. There is to be no upward chain with early possession available.

**Location:** Wasdale Close is situated on the popular Castle Meadows development. Turn left off Oxenholme Road into Heron Hill follow the road onto Hayfell Avenue and continue past the Primary School on the left. Bear left into Wasdale Close and take the second turning left into the cul-de-sac and number 26 can be found on your right hand side.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Open Canopy Porch** with bin store and outside lighting.

**Entrance Hall** with part glazed door, radiator and cloaks cupboard which also houses the boiler. Staircase to first floor.

**Living Room** 15' 6" x 12' 5 max" (4.72m x 3.78m) a pleasant room with double glazed sliding patio doors and window the enclosed rear garden. Coving to ceiling, TV aerial point, two radiators and large understairs cupboard.

**Fitted Kitchen** 12' 1" x 6' (3.68m x 1.83m) overlooking the front with double glazed window. 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 and open shelving. Built in oven and four ring electric hob with cooker hood and extractor over, radiator, plumbing for washing machine and space for fridge freezer.

**First Floor**



Bedroom 2



Bedroom 1

**Landing** with radiator and access to loft space.

**Bedroom 1 (rear)** 12' 5" x 10' 2" (3.78m x 3.1m) overlooking the rear garden with double glazed window, radiator and built in wardrobe.

**Bedroom 2 (front)** 10' 10 max " x 9' 1" (3.3m x 2.77m) two double glazed windows, radiator and two deep built in cupboards.

**Bathroom** complementary tiled walls, vertical towel radiator and extractor fan. A three piece suite comprises; panel bath with shower over, pedestal wash hand basin and WC.

**Outside:** The property benefits from a private parking space two visitor parking spaces for use by numbers 25,26,27 and 28. To the rear is an enclosed garden gravelled for ease of maintenance with paved patio and a gate to a rear pedestrian access lane.

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

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

**Tenure:** Freehold

**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.

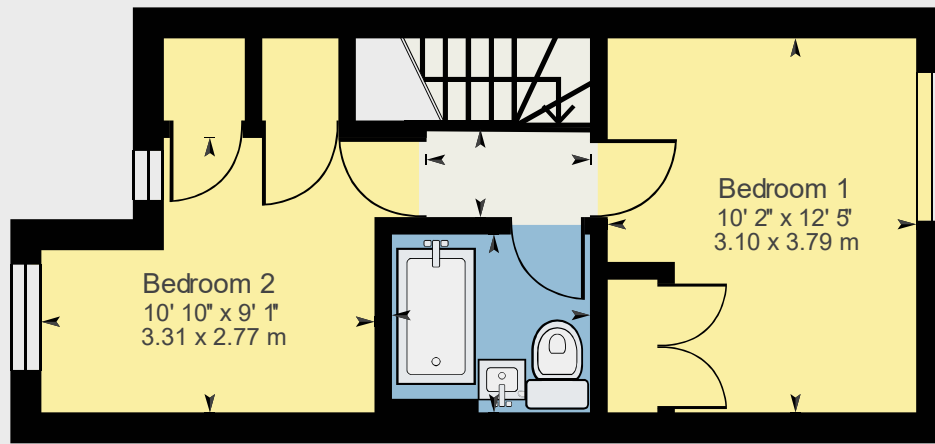


Rear aspect and garden

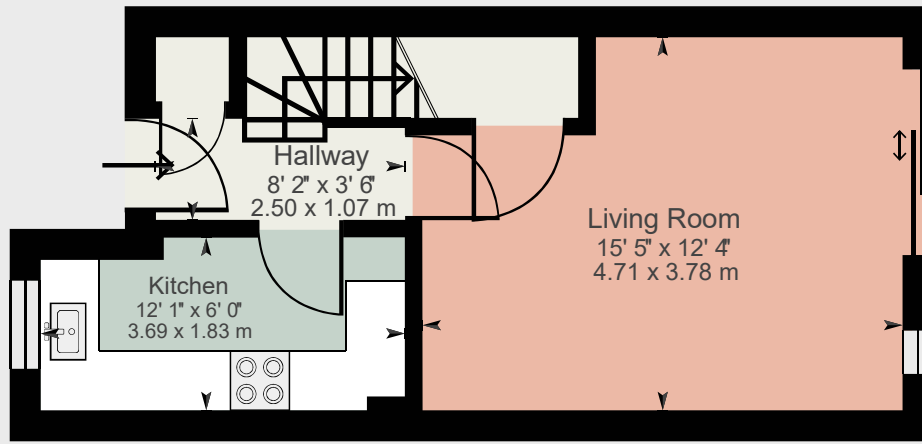


Rear Garden





First Floor



Ground Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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