



Kendal

£175,000

86 Oxenholme Road

Kendal

Cumbria

LA9 7HQ

An excellent first floor apartment created within a traditional semi-detached house by local builders in the late 1980's enjoying a convenient location and the new owners generous well planned living space with fine views, being close to local amenities and the mainline railway station at Oxenholme. The flat benefits from gas central heating, double glazing and a front garden providing private parking.

Accessed by a private entrance door into a hallway with steps up to a spacious landing, the living room enjoys a southerly aspect across to Scout Scar, there is a modern kitchen and bathroom with separate WC and two good bedrooms. Early possession is available and with no upward chain this property makes an ideal first time buyer home, holiday or investment purchase.

Property Ref: K6315





Living Room



Living Room

Description: 86 Oxenholme Road is a spacious first floor flat that enjoys open views to both the front and rear elevations. The accommodation offers an easy to manage layout with two good bedrooms, a modern bathroom with separate WC, fitted kitchen and large living room with open aspect. The flat benefits from double glazing and gas central heating and that most important private off road parking. An ideal home for those needing easy access to Oxenholme station. There is no upward chain and early possession is available on completion.

Location:

Situated on the south east side of Kendal, Oxenholme Road is conveniently situated for local amenities including the Oxenholme Main Line Railway Station, The Westmorland General Hospital, Asda and the Kendal Leisure Centre. Also within easy reach are several primary schools and a secondary school.

Leaving Kendal on the A65 Burton Road proceed past the Kendal Leisure Centre and on reaching the traffic lights bear left onto Oxenholme Road. Continue beyond the turning to Kendal Parks and Number 86 can be found on the left hand side of the road.

Accommodation with approximate dimensions:

Ground Floor

Private Entrance Hall with staircase to the first floor. UPVC double glazed window to the entrance level and large UPVC double glazed window to a half landing enjoying fine views across to Scout Scar.

First Floor

Spacious Landing with radiator, beamed ceiling, picture rail. Cupboard with gas fired boiler and shelving for linen.

Living Room 15' 10" x 12' (4.83m x 3.66m) enjoying a south west aspect for views across to Scout Scar. Double glazed window, radiator and picture rail. Gas fire on slate hearth. TV aerial point.



Fitted Kitchen

Fitted Kitchen 10' 8 max" x 7' 10 max" (3.25m x 2.39m) a good working kitchen with double glazed window and open aspect. Fitted with a range of wall and base units with complementary working surfaces with inset bowl and half sink and co-ordinating part tiled walls. Built in oven and four ring gas hob with cooker hood and extractor over. Plumbing for washing machine and space for fridge and freezer. Beamed ceiling and down lights.

Bedroom 1 (rear) 15' 3" x 11' 11" (4.65m x 3.63m) with open aspect over open fields, UPVC double glazed window. Coving to ceiling, picture rail and radiator. Deep built in double wardrobe.

Bedroom 2 (rear) 10' 7" x 8' 1" (3.23m x 2.46m) a good second bedroom with aspect to open fields. UPVC double glazed window, radiator.

Bathroom having UPVC double glazed window, complementary part tiled walls, radiator and down lights. A two piece suite comprises; panel bath with shower over, pedestal wash hand basin.

Outside:

The flat has the benefit of private parking to the front with mature hedge screen and planted borders.



Bedroom 2

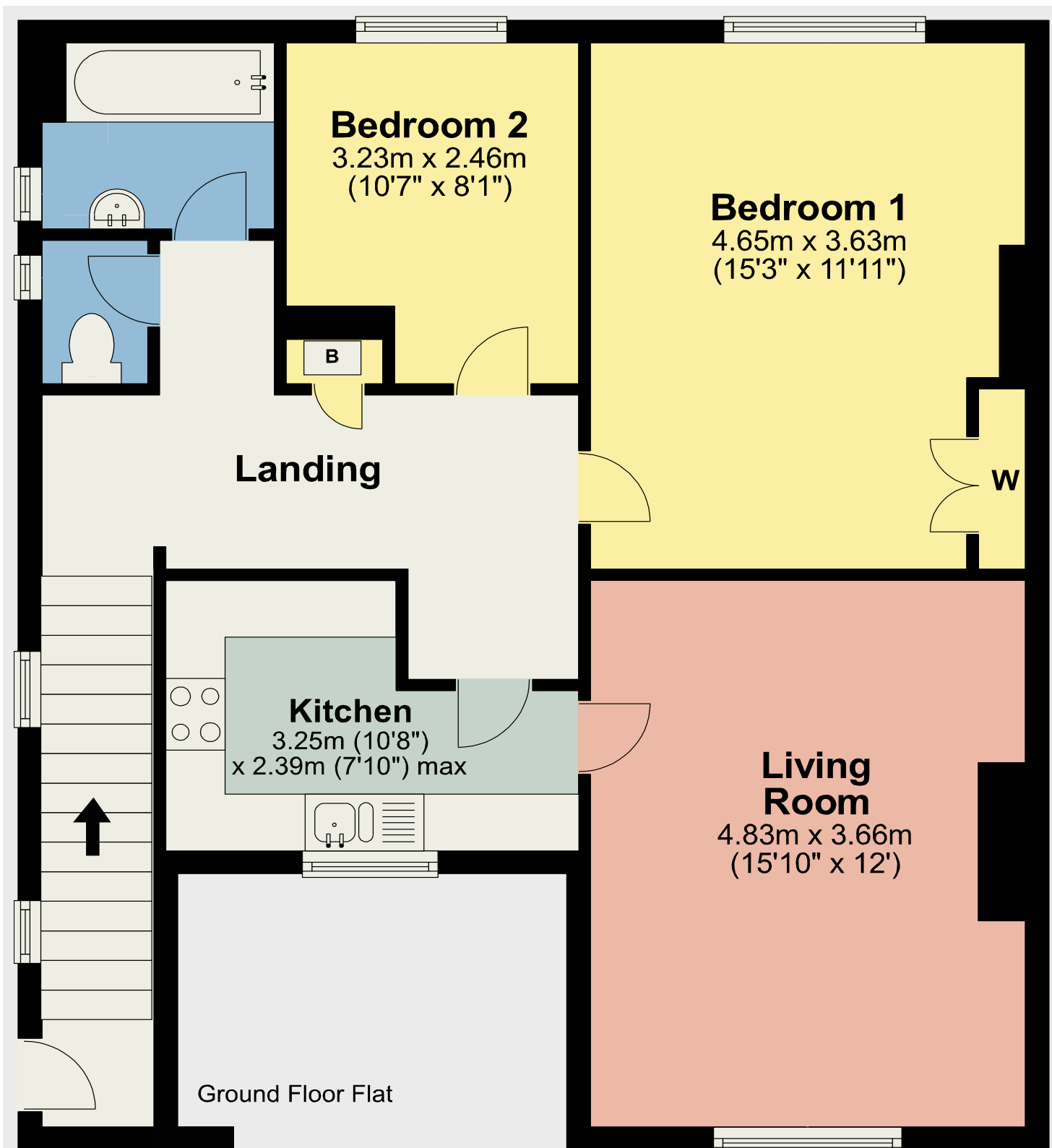
Services: mains electricity, mains gas, mains water and mains drainage.

Council Tax: South Lakeland District Council - Band C

Tenure: Leasehold - held on the balance of a 999 Year lease from 1988

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.



Total area: approx. 70.7 sq. metres (761.1 sq. feet)

For illustrative purposes only. Not to scale. REF: K6315

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